

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Maria T. Hernandez	4-12454
2.	Jose A. Hernandez	4-12462
3.	Guadalupe Guerrero	2-1614
4.	Ruben Ramos	4-14616
5.	Efren Tijerina	4-14572
6.	Bordertown Dev. LLC BORDER TOWN ACRES SUBDIVISION PH 1, LOTS 1-71	BLANKET COVER
7.	Buena Tierra Dev. Inc. SAN PABLO SUBDIVISION NO. 2 , LOTS 57-111	BLANKET COVER
	COMM. COURT: July 21, 2015	



PLANNING DEPARTMENT

Rev. 06-03-15

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, CFM
Director of Planning

Application No: 4-7688
4-12454

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:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Re Installed 7 / 16 / 15</u>

Name: Maria T. Hernandez

Address: Falcon's West

Chukar Lot 24 Edinburg TX
(8404 Chukar St.)
Edinburg TX 78542

Phone: 956-648-0124

Water Supplier: North Alamo Water

Utility Provider: AMVPE HAEP

Account/ESI No.: 10032789410608066
 Temporary Pole Permanent Service

regarding the land described as:

Falcon's West lot 24

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

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

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

(Date approved 11-14-08);

(verified by Newcastle);

(verified by [Signature]);

(verified by [Signature]);

(verified by Newcastle);

Newcastle
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: H12 454

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 T. Hernandez
Address: 11935 Acosta Cirde W.
Mission TX 78573
Phone: 956-648-0124

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

Falcon's Nest lot 24

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7-06-15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/14/15
Date

Javier Castillo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-12454 May. 22, 2013

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

F1651-01-000-0024-00

[1] OWNER: HERNANDEZ, HECTOR & MARIA ZONE X 11935 ACOSTA CIRCLE WEST. MISSION, TX. 78573 Telephone No. 648-0124

[7] LEGAL DESC./NAME OF SUBDIVISION FALCON'S NEST LOT 24 1/10/13NW/E

[2] CONTRACTOR: SELF

LOCATION: 0 2812 AND DOOLITTLE

[3] WATER SYSTEM: N AL

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: BLOC

[5] SIZE OF STRUCTURE: 1,600 Sq. Ft.

[10] EST. COST OF CONST.: \$48,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES NO

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS & SETBACKS FRONT 25' NORTH SIDE 6' REAR 40' SOUTH SIDE 15' CORNER SIDE 15'

FOR COUNTY USE ONLY APPLICATION FEES

Signature of preparer: [Signature] Date: 5/22/13

OTHER TOTAL AMOUNT \$30.00

Signature of approver: [Signature] Date: 5/14/13

Light [X] Water [X]

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

Community No.: 03250

Certification of Elevation Required: YES NO BFE

Signature of Owner or Applicant: [Signature] Date: 5-22-13

- 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.

4 7688

RE: Lot Twenty-Four (24), Falcon's Nest Subdivision, Phase I, Hidalgo County, Texas, V 51, Pg 174, Map rec

Special Warranty Deed with Vendor's Lien

1. Date: December 8, 2006
2. Grantor: Maroon Consultants, L.L.C. a Texas Limited Liability Company
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: Hector Hernandez and wife, Maria Teresa Hernandez
5. Grantee's Mailing Address: 11935 Acosta Circle W., Mission Hidalgo County, Texas 78572
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Twenty One Thousand Three Hundred and No/100ths Dollars (\$21,300.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Twenty-Four (24), Falcon's Nest Subdivision, Phase I, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Page 174, Map Records of Hidalgo County, Texas;
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1437513, Official Records, Hidalgo County, Texas.
 - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - C. Anything an on-the-ground A-1 survey would reveal.
 - D. The taxes for the year 2006 and subsequent years.
 - E. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - F. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Grantor's representations; b. The parties are in relatively equal bargaining positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property

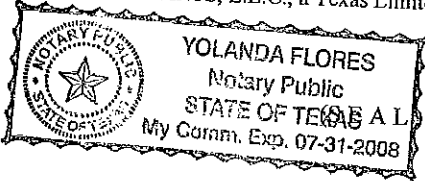
- G. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
- 9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
- 10. Prior Liens: Deed of Trust recorded under Document No. 1664151 , Official Records, Hidalgo County, Texas
- 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):
- 12. Special Warranty of Title: 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.
- 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
- 14. Non-examination of Title: **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.**
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 16. Signature:

Maroon Consultants, L.L.C.
 By: [Signature]
 J.D. Salinas, Member

The State of Texas
 County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 9th day of Dec, 2006, J.D. SALINAS, Member of MAROON CONSULTANTS, L.L.C., a Texas Limited Liability Company.



[Signature]
 Notary Public, State of Texas
 My Commission Expires: 7-31-2008

After Recording Return To:
 Maroon Consultants, L.L.C.
 3910 W. Freddy Gonzalez
 Edinburg, Texas 78539



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-12462

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose A. Hernandez

Address: 6020 Reymundo Lot#9.
Edinburg TX.

Phone: (956) 438 1536.

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>7 16 05</u>

Water Supplier: NAWS

Utility Provider: M.V.E.C.

AEP

Account No.: 27910-002

Temporary Pole

Permanent Service

regarding the land described as:

Pueblo Estates Lot#9.

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 10/31/05);

(verified by [Signature]);

(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. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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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, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-12442

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

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

PARTY MAKING REQUEST:

Name: Jose A. Hernandez

Address: 6020 Reymundo Lot#9
Edinburg TX.

Phone: 956 438 1526

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

Pueblo Estates lot 9

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose A. Hernandez
Requesting Party (Signature)

7-6-15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/6/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-12462
May. 29, 2013

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

P9286-01-000-0009-00

[1] OWNER: HERNANDEZ, JOSE A. & MAYRA
LIZETH SALAZAR
13409 TORONTO
EDINBURG, TX. 78542
Telephone No. 502-3502

[7] LEGAL DESC./NAME OF SUBDIVISION
PUEBLO ESTATES LOT 9

[2] CONTRACTOR: SELF

LOCATION: 0 DOOLITTLE & RAMSEYER

[3] WATER SYSTEM: N AL

[8] SEWAGE: PUBLI

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

[9] CONSTRUCTION TYPE: BLOC

[5] SIZE OF STRUCTURE: 1,200 Sq. Ft.

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

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SIDE'S 6' REAR 30' FINISH FLOOR OF ELEV.
18" FROM STREET.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

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

Community No.: 03050

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.

[Signature] 5/29/13
Prepared by Date

[Signature] 5/29/13
Approved by Date

[Signature] 5/29/13
Signature of Owner or Applicant Date

[NOTICE]

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

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

2406467

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 17, 2013

Grantor: Stonehaven Development, Inc., a Texas Corporation

Grantor's Mailing Address:
806 N. Jackson Rd.
Hidalgo, Texas 78557

Grantee: Jose Antonio Hernandez and Mayra Lizeth Salazar

Grantee's Mailing Address (including county):
3409 Toronto Ave.
McAllen, Texas 78503
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 Fifteen Thousand Five Hundred Fifty Dollars and No Cents (\$15,550.00), 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 Anthony E. Gray, Trustee.

Property (including any improvements):

Lot 9, Pueblo Estates Subdivision Unit No. 1, an addition to the City of Edinburg, Texas, as shown by the map or plat thereof recorded in Volume 49, Pages 78-80, 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;
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, Irrigation 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 Pueblo Estates Subdivision Unit No. 1, as shown on the plat thereof, recorded in Volume 49, Page(s) 78-80, Map records of Hidalgo County, Texas.
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.
13. A lien securing a promissory note (the "Prior Note"), dated December 26, 2012, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo

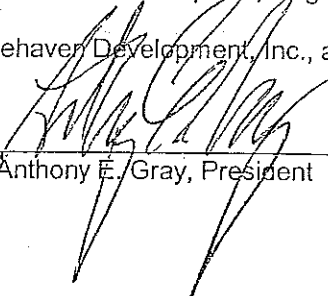
County, Texas under Clerk's Document Number 2370515. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;

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.

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.

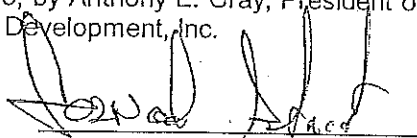
Stonehaven Development, Inc., a Texas Corporation

BY: 
Anthony E. Gray, President

(Acknowledgment)

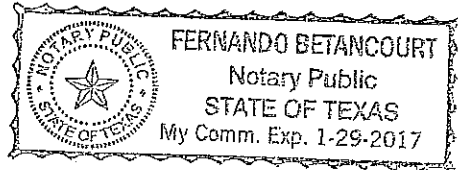
State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 17 day of April, 2013, by Anthony E. Gray, President of Stonehaven Development, Inc., a Texas Corporation on behalf of the said Stonehaven Development, Inc.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Stonehaven Development, Inc.
806 N. Jackson Rd.
Hidalgo, Texas 78557





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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956-968-4734
956-973-7850

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4

Application No: 2-1614

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: Guadalupe Guernero

Address: 815 San Juanita
San Juan tx 77589

Phone: 281-683-3050

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chardo Ray</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>07/19/15</u>

Water Supplier: NAWS - NAWS

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

Account/ESI No.: 296876-001
 Temporary Pole Permanent Service

regarding the land described as: Eldora Heights Pk. 2 lot 106.

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 7/19/02);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Chardo Ray);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by Chardo Ray);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (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
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 1034

Application No:

2-11014

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: Guadalupe Guerrero
Address: 815 - SAN JUANITA
SAN JUAN TX 77589
Phone: 281-683-3058

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

Eldora Heights #2 lot 104

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Guadalupe Guerrero
Requesting Party (Signature)

7/10/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/14/15
Date

Flor Castillo
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
2-1614
May. 15, 2015

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

E5038-02-000-0106-00

[1] OWNER: GUERRERO, GUADALUPE
PH#281-683-3050
815 SAN JUANITA
SAN JUAN, TX 78577

Telephone No. -

[7] LEGAL DESC./NAME OF SUBDIVISION
ELDORA HEIGHTS M/H PH 2
LOT 106
3/31/05NW/F

LOCATION: 0 C. CHAVEZ AND ELDORA

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$12,000

[5] SIZE OF STRUCTURE: 480 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:20' REAR:25' SIDES:6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT

60.00
na
\$30.00

Light

Water

Flood Zone: MI 450334

Pct: 2

Community No.: 0125-C

Certification of Elevation

Required: YES NO BFE

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

Jules Ruiz _____ 5/15/15 _____
Prepared by Date

Rodolfo Ruiz _____ 5/15/15 _____
Approved by Date

[Signature] _____ 5-15-15 _____
Signature of Owner or Applicant Date

[NOTICE]

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

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

Date: February 18, 2005

Grantor: Eldora Heights, L.L.C., a Texas Limited Liability Company
 Grantor's Mailing Address:
 P.O. Box 5848
 McAllen, Texas 78502

Grantee: GUADALUPE GUERRERO
 First Grantee's Social Security Number: 629-32-7675

Grantee's Phone Number: (956) 424-1999
 Grantee's Mailing Address (including county):
 216 RESPLANDOR
 MISSION, Texas 78572
 Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirteen Thousand Five Hundred Dollars and No Cents (\$13,500.00), 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 John G. Phillips, Trustee.

Property (including any improvements):

Lot(s) 106, Eldora Heights Mobile Home Subdivision, Phase II, as shown by the map or plat thereof recorded in Volume 41, Pages 111 through 114, Map Records, Hidalgo County, Texas

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, and there is also 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.

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;
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, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year which shall be paid by Grantee 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. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease (s) dated November 7, 1984, recorded in Volume 2066, Page 648, and dated December 27, 1986, recorded in Volume 2397, Page 922, both in the Official Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease (s) dated February 16, 1999, recorded as Document Number 764574, and unitized in instrument dated December 11, 1999, recorded Document Number 888450, both in the Official Records of Hidalgo County, Texas.
13. Restrictive covenants recorded as Document Number 1158409 in the Official Records of Hidalgo County, Texas.
14. Easement for right of way granted to Hidalgo County Irrigation District No. 2 recorded in Volume 2352, Page 76, Official Records, Hidalgo County, Texas.
15. The Minimum floor elevation shall be 18" above the top of curb measured at the front center of each lot.
16. Minimum building setback lines shall be: front 20 feet; side 6 feet except on lots adjacent to a street it shall be 20 feet; rear 20 feet from the lot line or easement line, whichever is greater; utility easements as shown on map of Eldora Heights Mobile Home Subdivision, Phase II, recorded in Volume 41, Pages 111-114, Map Records of Hidalgo County, Texas.

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

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 fully 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.

Eldora Heights, L.L.C., a Texas Limited Liability Company

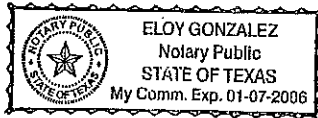
BY: [Signature]
John G. Phillips, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 18 day of February, 2005, by John G. Phillips, President, President of Eldora Heights, L.L.C., a Texas Limited Liability Company on behalf of said Texas Limited Liability Company.

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Eldora Heights, L.L.C.
P.O. Box 5848
McAllen, Texas 78502

Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk
On: Mar 22, 2005 at 03:55P
As a Recording
Document Number: 1449825
Total Fees: 16.00
Receipt Number - 661684
By: Anna Maria Muniz, Deputy

PLANNING DEPARTMENT

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, CFM
Director of Planning

Application No: 4-14616

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: Ruben Ramos

Address: 5608 Bougart Dr.
Edinburg, TX 78542

Phone: 956 369-1024

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>7/10/15</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 442 MGM Grand Ranches Pt 4-B

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

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

- yes A plat has been prepared; (Date approved 2/22/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

[Signature]
Date

ATTEST:

[Signature]
Hidalgo County Clerk

[Signature]
Date

PLANNING DEPARTMENT

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, CFM
Director of Planning

Application No:

4-14616

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: Ruben Ramos

Address: 5408 Bougart Dr

Edinburg TX 78542

Phone: 956-369-1024

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

Lot 442 MGM Grand II B, Edinburg, TX

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7-9-15
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:

7/14/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-14616 Jul. 8, 2015

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

M3849-04-000-0442-00

[1] OWNER: RAMOS, RUBEN JR. 110 W. JACKSON AVE PHARR, TX 78577 Telephone No. 369-1024

[7] LEGAL DESC./NAME OF SUBDIVISION MGM GRAND RANCHES PH4-B L#442

LOCATION: 0 ALAMO & CURRY

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

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

[5] SIZE OF STRUCTURE: 2,465 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RESIDENTIAL-BRICK HOUSE

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA REGULATIONS FRONT-25' REAR-40' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 7-8-15

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Approved by [Signature] Date 7-8-15

Flood Zone: NO 4803SV Panel No. /Suffix: Pct: 4

Community No.: 0325-D

Certification of Elevation Required: YES NO [X] BFE

Signature of Owner or Applicant [Signature] Date 7-8-15

- 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]

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

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

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

WARRANTY DEED WITH VENDOR'S LIEN

TRUE & CERTIFIED
COPY

Date: June 18, 2015

Grantor: ISIDRO MARTINEZ, JR. and spouse, AMANDA MARTINEZ

Grantor's Mailing Address (including county): P. O. Box 650
San Juan, Texas 78589
Hidalgo County, Texas

Grantee: RUBEN RAMOS, JR., a single person

Grantee's Mailing Address (including county): 1332 N. Alamo Road
Alamo, Texas 78516
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of One Hundred Forty-six Thousand and 00/100 Dollars (\$146,000.00) of which Forty-six Thousand and 00/100 Dollars (\$46,000.00) is part purchase money. The Note is executed by RUBEN RAMOS, JR. and RUBEN RAMOS and payable to the order of BANK OF SOUTH TEXAS. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from RUBEN RAMOS, JR. to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

All of Lot 442, MGM GRAND RANCHES PHASE IV-B, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 114 thru 116, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

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

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.

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

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


ISIDRO MARTINEZ, JR.

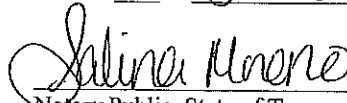

AMANDA MARTINEZ

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 25 of June, 2015, by
ISIDRO MARTINEZ, JR..



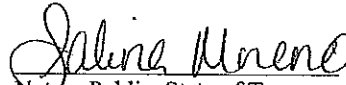

Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 25 of June, 2015, by
AMANDA MARTINEZ.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RUBEN RAMOS, JR.
1332 N. Alamo Road
Alamo, Texas 78516

PREPARED BY:
The Alvarado Law Firm
4907 S. Jackson Rd.
Edinburg, Texas 78539
File/GF: 143326



PLANNING DEPARTMENT

Rev. 06-03-15

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, CFM
Director of Planning

Application No: 4-14572

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: Efren Tijerina

Address: 717 Dove Ave
Edinburg TX 78542

Phone: 956-588-9498

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>TEP Light</u>	Authorized Signature
Date Approved:	<u>7/16/15</u>	<u>/ /</u>

Water Supplier: N/A City of Edinburg

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

Account/ESI No.: N/A 159160-005
 Temporary Pole Permanent Service

regarding the land described as:

Lot 48 Sendero Trails Subdivision Edinburg TX 78539

on 23 June, 2015, 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 3/28/16)
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 [Signature]);
- 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-14572

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: Efrén Tijerina

Address: 717 Dove Ave L

Edinburg TX 78542

Phone: 956-588-9498

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

Lot 48 Sendero Trails Subdivision Edinburg TX 78539

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Efrén Tijerina
Requesting Party (Signature)

23 June 2015
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/7/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-14572 Jun. 23, 2015

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

S2462-02-000-0048-00

[1] OWNER: EFREN TIJERINA

717 DOVE AVE EDINBURG TX. 78542

Telephone No. 588-9498

[7] LEGAL DESC./NAME OF SUBDIVISION SENDERO TRAILS PH-2 lot 48

LOCATION: 0 FM-490 & FM-281

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$260,000

[5] SIZE OF STRUCTURE: 5,174 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW-RESIDENTIAL

Special Conditions: No construction allowed over any easements. MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA REGULATIONS FRONT-150' REAR-50' SIDES-50'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 480334 Pct: 0

Community No.: 0225-B

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 6-23-15

Approved by [Signature] Date 6-23-15

Signature of Owner or Applicant [Signature] Date 6-23-15

[NOTICE]

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

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

We hereby certify that this is a true and correct copy of the original document.
Valley Land Title Co.
By: _____

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 5, 2015

Grantor: Guadalupe Maria Gonzalez and husband, Fernando Gomez

Grantor's Mailing Address: 5234 Bay Crest Ln.
San Diego, California 92154
San Diego County

Grantee: Efren Tijerina and wife, Alejandra Tijerina

Grantee's Mailing Address: 717 Dove Ave.
Edinburg, Texas 78542
Hidalgo County

CONSIDERATION: Ten and No/100ths (\$10.00) Dollars and the execution and delivery by Grantee of a certain promissory note payable to the order of LONE STAR NATIONAL BANK in the principal amount of TWO HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100THS DOLLARS (\$277,000.00). The sum of EIGHTY THOUSAND AND NO/100THS DOLLARS (\$80,000.00) of said Note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of LONE STAR NATIONAL BANK. However, the entire TWO HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100THS DOLLARS (\$277,000.00) Note is secured by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., TRUSTEE.

Property (including any improvements):

All of Lot 48, SENDERO TRAILS SUBDIVISION PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 50, Pages 50 thru 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Restrictive covenants dated March 31, 2006, filed April 3, 2006 under Document Number 1598031; Amendment filed April 20, 2007 under Document Number 2007-1748916; Amendment filed January 11, 2008 under Document Number 2008-1844746 and Amendment dated April 22, 2014, filed April 22, 2014 under Document Number 2014-2505773, Official Records and recorded in Volume 50, Pages 50 thru 55, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

Annual maintenance charge and/or current assessments as set forth in instrument dated March 31, 2006, filed April 2, 2006 under Document Number 1598031 and amendment filed January 11, 2008 under Document Number 2008-1844746, Official Records, County, Texas.

Minimum floor elevations; 150 foot front setback line, 50 foot side setback line, 50 foot rear setback line; 15 foot utility easements across the South side of property; 10 foot utility easement across the East and West side of property; 15 foot utility easement across the North side of property and restrictions as shown on the map of Sendero Trails Subdivision Phase II, recorded in Volume 50, Pages 50 thru 55, Map Records of County, Texas.

Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated December 30, 1930, recorded in Volume 354, Page 364, Deed Records of Hidalgo County, Texas.

Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated September 7, 1979, recorded in Volume 1644, Page 384, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated October 20, 1975, recorded in Volume 1466, Page 407 and Volume 1466, Page 409, both in the Deed Records and dated May 31, 2001, filed July 12, 2001 under document Number 987642, 987643, 987644 and 987645 and dated September 17, 2004, filed October 26, 2004 under Document Number 1396400, Official Records of Hidalgo County, Texas. Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

Terms, stipulations and conditions contained in Memorandum of Oil, Gas and Mineral Lease dated December 17, 2004, filed March 17, 2006 under Document Number 1591227, Official Records of Hidalgo County, Texas.

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

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

LONE STAR NATIONAL BANK has advanced and paid to Grantor in cash that portion of the purchase price of the property that is evidenced by the first lien note. In consideration of that payment, Grantor hereby retains a first and superior vendor's lien against and superior title to the property and transfers such lien to LONE STAR NATIONAL BANK without recourse.

Grantor has executed and delivered this deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this deed and has purchased 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 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 SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY ANY AFFIRMATION OR FACT OR PROMISE BY GRANTOR OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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



PLANNING DEPARTMENT

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

Septics
Installed.
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: Border Town Dev, LLC

Address: P.O. Box 959

Edinburg, TX 78540

Phone: 361-0808

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>Pre-Installed 7/15/15</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:

border town Acres Subdivision lots 1-71

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 6/23/2015);

(verified by Jose Castillo);

(verified by [Signature]);

(verified by [Signature]);

(verified by Jose Castillo);

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

Precinct 1 2 3 (4)

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

Application No: N/A

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: Bordertown Development, LLC

Address: P.O. Box 959

Edinburg, Texas 78540

Phone: 956-383-0868

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

See attached Warranty Deed Borden Town Acres Subdivision lots 1-71

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

6-2-15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

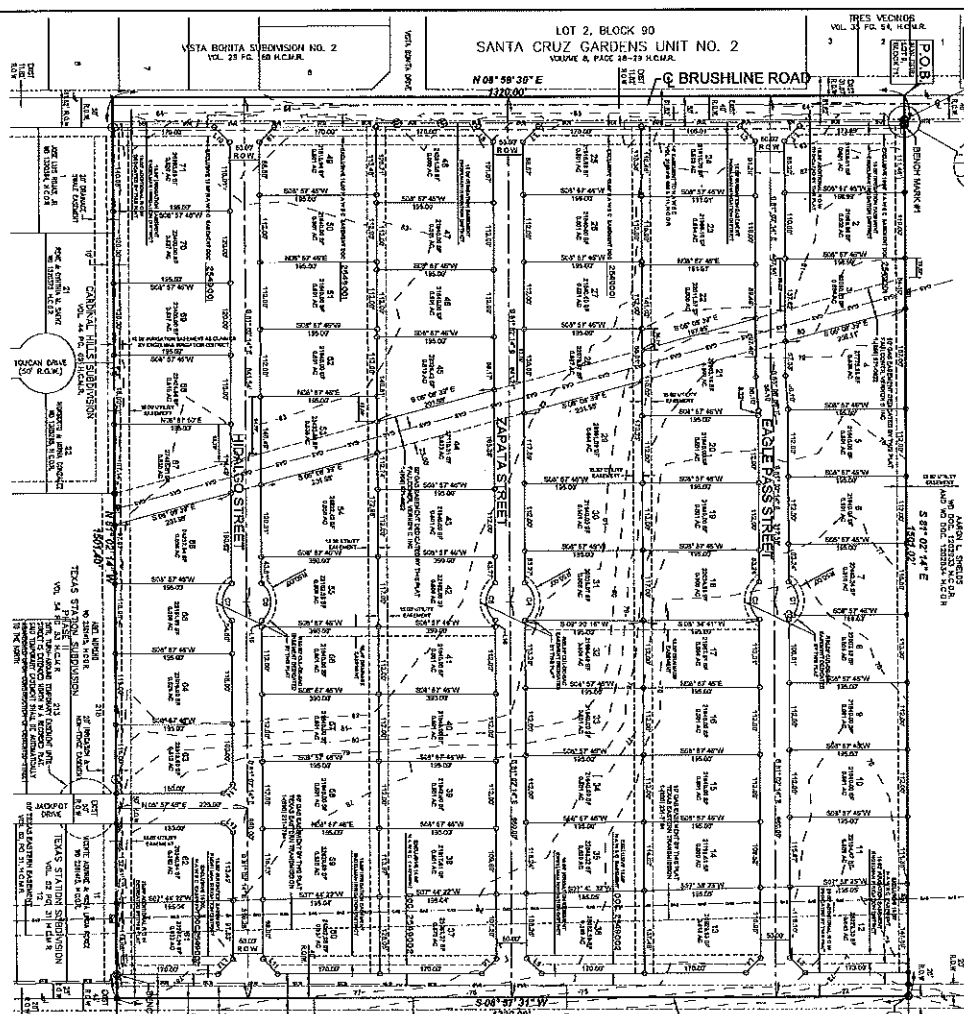
Location of land verified and completed request accepted by Hidalgo County for processing on:

6/24/15
Date

[Signature]
County Official

ENGELMAN RE-SUBDIVISION
LOT 6, BLOCK 71
VOLUME 6, PAGE 28 N.C.L.R.

SUBDIVISION MAP OF
BORDER TOWN ACRES PHASE I
A RESUBDIVISION OF 45.491 ACRES
BEING ALL OF LOT 6, BLOCK 71, OUT OF ENGELMAN RE-SUBDIVISION
RECORDED IN VOLUME 6, PAGE 28 N.C.L.R., HIDALGO COUNTY, TEXAS



GENERAL NOTES AND RESERVATIONS
1. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE ENGINEERING FIRM OF WHICH THE ENGINEER IS A MEMBER AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
2. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY SHOWN ON THIS MAP AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS CORRECT.
3. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY SHOWN ON THIS MAP AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS CORRECT.
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5. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY SHOWN ON THIS MAP AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS CORRECT.

STATE OF TEXAS
COUNTY OF HIDALGO
I, Johnnie S. Hunt, County Clerk of Hidalgo County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of this county, and that the same has been duly recorded in accordance with the provisions of the laws of this state.
WITNESSE MY HAND AND SEAL OF OFFICE THIS 20th day of April, 2015.
Johnnie S. Hunt
County Clerk of Hidalgo County, Texas

CERTIFICATE OF PLAT APPROVAL
I, the undersigned, County Clerk of Hidalgo County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of this county, and that the same has been duly recorded in accordance with the provisions of the laws of this state.
WITNESSE MY HAND AND SEAL OF OFFICE THIS 20th day of April, 2015.
Johnnie S. Hunt
County Clerk of Hidalgo County, Texas

SHEET INDEX FOR BORDER TOWN ACRES PHASE I
SHEET NO. 1
SHEET NO. 2
SHEET NO. 3
SHEET NO. 4
SHEET NO. 5
SHEET NO. 6
SHEET NO. 7
SHEET NO. 8
SHEET NO. 9
SHEET NO. 10
SHEET NO. 11
SHEET NO. 12
SHEET NO. 13
SHEET NO. 14
SHEET NO. 15
SHEET NO. 16
SHEET NO. 17
SHEET NO. 18
SHEET NO. 19
SHEET NO. 20
SHEET NO. 21
SHEET NO. 22
SHEET NO. 23
SHEET NO. 24
SHEET NO. 25
SHEET NO. 26
SHEET NO. 27
SHEET NO. 28
SHEET NO. 29
SHEET NO. 30
SHEET NO. 31
SHEET NO. 32
SHEET NO. 33
SHEET NO. 34
SHEET NO. 35
SHEET NO. 36
SHEET NO. 37
SHEET NO. 38
SHEET NO. 39
SHEET NO. 40
SHEET NO. 41
SHEET NO. 42
SHEET NO. 43
SHEET NO. 44
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SHEET NO. 46
SHEET NO. 47
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SHEET NO. 54
SHEET NO. 55
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SHEET NO. 57
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SHEET NO. 72
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SHEET NO. 76
SHEET NO. 77
SHEET NO. 78
SHEET NO. 79
SHEET NO. 80
SHEET NO. 81
SHEET NO. 82
SHEET NO. 83
SHEET NO. 84
SHEET NO. 85
SHEET NO. 86
SHEET NO. 87
SHEET NO. 88
SHEET NO. 89
SHEET NO. 90
SHEET NO. 91
SHEET NO. 92
SHEET NO. 93
SHEET NO. 94
SHEET NO. 95
SHEET NO. 96
SHEET NO. 97
SHEET NO. 98
SHEET NO. 99
SHEET NO. 100

PROJECT LEGEND
1. PLAT BOUNDARIES
2. PLAT CORNERS
3. PLAT DIMENSIONS
4. PLAT AREA
5. PLAT PERIMETER
6. PLAT VOLUME
7. PLAT WEIGHT
8. PLAT LENGTH
9. PLAT WIDTH
10. PLAT HEIGHT
11. PLAT DEPTH
12. PLAT THICKNESS
13. PLAT DENSITY
14. PLAT MOISTURE
15. PLAT TEMPERATURE
16. PLAT PRESSURE
17. PLAT FORCE
18. PLAT ENERGY
19. PLAT POWER
20. PLAT WORK
21. PLAT HEAT
22. PLAT COOLING
23. PLAT WARMING
24. PLAT CONDENSATION
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26. PLAT SUBLIMATION
27. PLAT DEPOSITION
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30. PLAT BOILING
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49. PLAT MELTING
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56. PLAT MELTING
57. PLAT FREEZING
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154. PLAT MELTING
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156. PLAT BOILING
157. PLAT CONDENSING
158. PLAT EVAPORATING
159. PLAT SUBLIMATING
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161. PLAT MELTING
162. PLAT FREEZING
163. PLAT BOILING
164. PLAT CONDENSING
165. PLAT EVAPORATING
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167. PLAT DEPOSITING
168. PLAT MELTING
169. PLAT FREEZING
170. PLAT BOILING
171. PLAT CONDENSING
172. PLAT EVAPORATING
173. PLAT SUBLIMATING
174. PLAT DEPOSITING
175. PLAT MELTING
176. PLAT FREEZING
177. PLAT BOILING
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179. PLAT EVAPORATING
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181. PLAT DEPOSITING
182. PLAT MELTING
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184. PLAT BOILING
185. PLAT CONDENSING
186. PLAT EVAPORATING
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188. PLAT DEPOSITING
189. PLAT MELTING
190. PLAT FREEZING
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192. PLAT CONDENSING
193. PLAT EVAPORATING
194. PLAT SUBLIMATING
195. PLAT DEPOSITING
196. PLAT MELTING
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198. PLAT BOILING
199. PLAT CONDENSING
200. PLAT EVAPORATING
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224. PLAT MELTING
225. PLAT FREEZING
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227. PLAT CONDENSING
228. PLAT EVAPORATING
229. PLAT SUBLIMATING
230. PLAT DEPOSITING
231. PLAT MELTING
232. PLAT FREEZING
233. PLAT BOILING
234. PLAT CONDENSING
235. PLAT EVAPORATING
236. PLAT SUBLIMATING
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238. PLAT MELTING
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PLANNING DEPARTMENT

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

*Septics
Installed*

Precinct 1 2 3 ④

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: Buena Tierra Dev., Inc.
Tillmin Welch, President

Address: 3714 S. Expressway 281
Edinburg, TX 78539

Phone: 3866-0720

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>7 / 13 / 15</u>

Water Supplier: WAWSC

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

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

regarding the land described as: San Pablo 100. 2 lots 57-111

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 6/23/15);
 (verified by Flora Castillo);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by Flora Castillo);

[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

Precinct 1 2 3 **4**

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

Application No: N/A

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: Buena Tierra Development, Inc
Tillmin Welch, President

Address: 3714 S. Expressway 281
Edinburg, Texas 78539

Phone: (956) 386-0726

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): San Pablo Subdivision No.2: A 36.97 acre tract of land out of Lot 99, Hall Fifield Subdivision Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 53, Map records, Hidalgo County, Texas.

San Pablo No. 2 lots 51-111

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Buena Tierra Development, Inc
Tillmin Welch, President

[Signature]

Requesting Party (Signature)

10-17-14

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

Rent Receipt

Affidavit

Other (describe) Copy of subd. plat

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

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

6/23/15
Date

[Signature]
County Official

