

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Emidgio Villanueva	4-14702
2. Belen Palacios	4-14710
3. Yesenia Limas	4-14311
4. Rogelio Solis	4-12715
COMM. COURT: August 18, 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: 4-14702

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: Emigdio Villanueva

Address: P.O. Box 943
MISSION
TX
78573

Phone: 956-584-7711

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>8 / 13 / 15</u>

Water Supplier: Shurgland Water Supply

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

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

regarding the land described as:

La Puerta lot #153

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 8/8/15);
- 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 [Signature]);
- 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 [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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-14709

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: Emigdio Villanueva
Address: P.O. Box 943
Mission, TX
Phone: 956-584-7711

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

La Puerta 107153

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)

8-3-15
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:

8/12/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14702

Aug. 3, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L1770-01-000-0153-00

[1] OWNER: VILLANUEVA, EMIGDIO

P.O. BOX 943
MISSION, TX. 78573

Telephone No. 624-7711

[7] LEGAL DESC./NAME OF SUBDIVISION

LA PUERTA
LOT# 153
5/6/15SW/E

LOCATION: 0 ROOTH & 107

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI ✓

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: MOVED BUILDING

01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$110,000

[5] SIZE OF STRUCTURE: 2,992 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:

YES
✓ NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:10' SIDES:6'

MINIMUM ELEV. 18" ABOVE THE STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

480334

Pct: 4

Panel No. /Suffix:

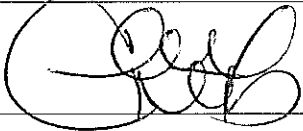
Community No.:

0325D

Certification of Elevation

Required: YES NO ✓ BFE

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


Prepared by

8/3/15
Date


Approved by

7/30/15
Date


Signature of Owner or Applicant

8-3-15
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.

CHARGE TO: VLTC
GF #138190 (AR)

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 WITH VENDOR'S LIEN

Date: June 4, 2014

Grantor: LONE STAR NATIONAL BANK

Grantor's Mailing Address:

520 E. Nolana
McAllen, Texas 78504
Hidalgo County

Grantee: EMIDGIO VILLANUEVA, JR.

Grantee's Mailing Address:

3618 N. Bryan Rd.
Mission, Texas 78574
Hidalgo County

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of ONE HUNDRED FORTY-SEVEN THOUSAND AND NO/100THS DOLLARS (\$147,000.00), payable to the order of LONE STAR NATIONAL BANK, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default 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 S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

All of Lots 78, 79, 138, 144, 151, 153, and 154, LA PUERTA SUBDIVISION PHASE I, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 51, Pages 62-67, 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:

Restrictive Covenants dated August 25, 2006, filed August 25, 2006, under Document Number 1656038 and amendment dated May 11, 2010, filed June 8, 2010 under Document Number 2010-2109516, Official Records and Volume 51, Pages 62-67, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

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

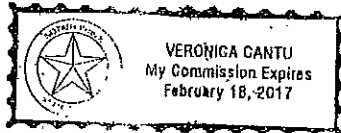
Annual maintenance charge and/or current assessments as set forth in instrument dated August 25, 2006, filed August 25, 2006 under Document Number 2006-1656038, Official Records, Hidalgo County, Texas.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of La Puerta Subdivision Phase I, recorded in Volume 51, Pages 62-67, Map Records of Hidalgo County, Texas.

Easement for pipelines and irrigation purposes as shown by instrument dated November 13, 1945, recorded in Volume 567, Page 245, Deed Records of Hidalgo County, Texas. (Lots 78 and 79 only)

Easement and right of way in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated July 15, 1982, recorded in Volume 1792, Page 240, Deed Records of Hidalgo County, Texas. By instrument dated July 10, 2009, filed July 14, 2009 under Document Number 2009-2016222, Official Records of Hidalgo County, Texas, said easement were conveyed to South Texas Electric Cooperative, Inc..

REGULATIONS ADOPTED THEREUNDER OR THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATION PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FOR A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY, AS PROVIDED FOR HEREIN, IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS WITH ALL FAULTS. GRANTEE'S ACKNOWLEDGMENT AND ACCEPTANCE OF THE TERMS HEREOF SHALL BE EVIDENCED BY GRANTEE'S RECORDING OF THIS SPECIAL WARRANTY DEED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



LONE STAR NATIONAL BANK

By: [Signature]
S. David Deanda, Jr., President

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on June 20, 2014, by S. David Deanda, Jr., President of LONE STAR NATIONAL BANK, a banking corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Law Office of Ciro Ochoa, Jr.
2121 E. Griffin Parkway, Suite 16
Mission, Texas 78572 (GF #138190/AR;rg)

AFTER RECORDING RETURN TO:
Emigdio Villanueva, Jr.
3618 N. Bryan Rd.
Mission, Texas 78574



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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956-973-7850

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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: 4-14710

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: Belen Palacios

Address: 3117 Linva Ave

Edinburg TX 78541

Phone: (956) 905-4427

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

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:

La Puerta Lot #102

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 8/8/06;
- 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 [Signature]);
- 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 [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

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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: 4-14710

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: Belen Palacios
Address: 317 Linva Ave
Edinburg TX 78541
Phone: (956) 905-4427

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

La Puerta Subdivision Lot #102

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)

8/15/15
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:

8/12/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14710

Aug. 5, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L1770-01-000-0102-00

[1] OWNER: PALACIOS, BELEN

[7] LEGAL DESC./NAME OF SUBDIVISION
LA PUERTA LOT#102

924 ATLANTA ST.
EDINBURG, TX 78541

Telephone No. 681-7081

LOCATION: 0 ML 9 & ROOTH

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI ✓

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$90,000

[5] SIZE OF STRUCTURE: 2,712 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:10' SIDES:6'

MINIMUM ELEV. 18" ABOVE THE STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00


Light [X] Water [X]

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

Community No.: 0325D

Certification of Elevation
Required: YES NO BFE

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


Prepared by

8/5/15
Date

R. Rios.
Approved by

7/31/15
Date


Signature of Owner or Applicant

8/5/15
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.

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

General Warranty Deed

Date: JULY 22, 2015

Grantor: GUILLERMO DE LA BARREDA

Grantor's Mailing Address: 1431 Moonlight Ave
Alamo, TX 78516

Grantee: BELEN TREVINO PALACIOS

Grantee's Mailing Address: 3177 LINVA AVE.
EDINBURG, TEXAS 78541
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot One Hundred Two (102), LA PUERTA SUBDIVISION, PHASE I, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat recorded in Volume 51, Pages 62-67, Map Records, Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1656038, and Document No. 2109516, Official Records, and Volume 51, Pages 62-67, Map Records, Hidalgo County, Texas.
- b. 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.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 51, Pages 62-67, Map Records of Hidalgo County, Texas.
- f. Subject to Covenants, Conditions, Stipulations, Easements and Assessments as contained in Restrictions recorded under Clerk's File No. 1656038, Official Records of Hidalgo County, Texas.
- g. Covenants, conditions, and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such

a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.

- h. Easement and Right of Way dated August 12, 1949, in favor of Central Power and Light Company, recorded in Volume 669, Page 120, Deed Records of Hidalgo County, Texas.\
- i. Right of Way dated October 20, 1978, executed by William Hugh Kirkpatrick, Jr., T.A. Kirkpatrick, Individually and as Joint Independent Executors under the Will of William Hugh Kirkpatrick, Deceased, Margaret Irene Davey, Annie Laura Kirkpatrick Williams and Mitchell Robert Kirkpatrick to Sharyland Water Supply Corporation, recorded in Volume 1598, Page 921, Official Records of Hidalgo County, Texas.
- j. Right of Way dated November 6, 1978, executed by Sadie Pearl Glenn to Sharyland Water Supply Corporation, recorded in Volume 1600, Page 730, Official Records of Hidalgo County, Texas.
- k. Grant of Easement dated November 15, 1978, executed by Veteran Purchaser to Sharyland Water Supply Corporation, recorded in Volume 1601, Page 418, Official Records of Hidalgo County, Texas.
- l. Easement and Right of Way dated July 15, 1982, executed by Freloma Capital, N.V. to Magic Valley Electric Cooperative, Inc., A Texas Corporation, recorded in Volume 1792, Page 240, Official Records of Hidalgo County, Texas.
- m. Easement and Right of Way dated March 30, 1983, executed by Sadie Pearl Glenn to Magic Valley Electric Cooperative, Inc., A Texas Corporation, recorded in Volume 1832, Page 563, Official Records of Hidalgo County, Texas.
- n. Grant of Easement dated April 13, 1983, executed by Veteran Purchaser to Magic Valley Electric Cooperative, Inc., recorded in Volume 1835, Page 118, Official Records, Hidalgo County, Texas.
- o. Easement and Agreement Fence Encroachment dated April 30, 1991, executed by and between Harwell Henderson and wife, Betty Henderson and Dick Kieffer and wife, Marilyn Kieffer, recorded in Volume 3069, Page 603, Official Records of Hidalgo County, Texas.
- p. Uniform Subdivision Non-Standard Water Service Agreement dated March 21, 2006, by and between Sharyland Water Supply Corporation and Linva Development, recorded under Document No. 1594175, Official Records, Hidalgo County, Texas.
- q. Right of way easement dated November 24, 2014, executed by Andres Eutimio Garza and Amadee Garza in favor of Sharyland Water Supply Corporation, recorded under Document No. 2573354, Official Records, Hidalgo County, Texas.
- r. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 22, 1976, executed by Sadie Pearl Glenn, widow of J. T. Glenn to J. M. Huber Corporation, recorded in Volume 358, Page 198, Oil and Gas Records of Hidalgo County, Texas.
- s. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 22, 1976, executed by James Thomas Glenn, Jr., and wife, Shirley Ann Glenn and Veteran Land Board to J. M. Huber Corporation, recorded in Volume 358, Page 201, Oil and Gas Records of Hidalgo County, Texas.
- t. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1977, executed by Hugh Kirkpatrick, et.al. to Norman E. Graham, recorded in Volume 366, Page 283, Oil and Gas Records of Hidalgo County, Texas.
- u. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 3, 1977, executed by Hidalgo County Water Control & Improvement

District No. One to Norman E. Graham d/b/a Norman E. Graham Oil and Gas Company, recorded in Volume 371, Page 705, Oil and Gas Records of Hidalgo County, Texas.

- v. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 31, 1981, executed by James Thomas Glenn, Jr., and wife, Shirley Ann Glenn to J. M. Huber Corporation, recorded in Volume 401, Page 222, Oil and Gas Records of Hidalgo County, Texas.
- w. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 31, 1981, executed by Sadie Pearl Glenn, a widow of J.T. Glenn, Deceased to J. M. Huber Corporation, recorded in Volume 403, Page 591, Oil and Gas Records of Hidalgo County, Texas.
- x. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 31, 1981, executed by James Thomas Glenn, Jr. and wife, Shirley Ann Glenn to J. M. Huber Corporation, recorded in Volume 404, Page 342, Oil and Gas Records of Hidalgo County, Texas.
- y. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 2, 1938, executed by Hidalgo County Water Control and Improvement District No. One to Viola Roberts, recorded in Volume 449, Page 18, Deed Records of Hidalgo County, Texas.
- z. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated April 1, 1939, executed by Hidalgo County Water Control and Improvement District No. One to Viola Lee Roberts, recorded in Volume 456, Page 298, Deed Records of Hidalgo County, Texas.
- aa. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 1, 1944, executed by and between W.C. Bohannon and Esther M. Bohannon, recorded in Volume 18, Page 133, Miscellaneous Deed Records of Hidalgo County, Texas.
- bb. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated November 13, 1945, executed by Wallace C. Bohannon to Robert S. Martin and J. A. Morgan, recorded in Volume 567, Page 245, Deed Records of Hidalgo County, Texas.
- cc. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated July 28, 1955, executed by Hugh Kirkpatrick to T. Allen Kirkpatrick, Jr., et al, recorded in Volume 208, Page 230, Oil and Gas Records of Hidalgo County, Texas.
- dd. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated December 19, 1979, executed by William Hugh Kirkpatrick, Jr. to Lee Electric Enterprises, Inc., recorded in Volume 1652, Page 300, Deed Records of Hidalgo County, Texas.
- ee. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated July 3, 1984, executed by Betty Gaston, Trustee to Harwell Henderson and wife, Betty Henderson, recorded in Volume 2006, Page 448, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas and other minerals, like or unlike, in, on, under or that may be produced from said premises, together with the right of ingress and egress for the purpose of exploring for and producing the same".
- ff. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated November 22, 1996, executed by James Thomas Glenn, Jr., also known as J. T. Glenn, Jr. and wife, Shirley Ann Glenn to El Rancho Verde Incorporated, a Texas Corporation, recorded under Document No. 564395, Official

Records of Hidalgo County, Texas, which document contains the following language "Save and except all oil, gas and other minerals not previously reserved, which are hereby retained by Grantors".

gg. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.

hh. Zoning and building ordinances in favor of the City of Edinburg.

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

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



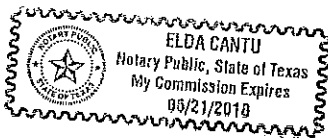
GUILLERMO DE LA BARREDA

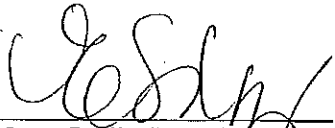
ACKNOWLEDGEMENT

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on this 23rd day of July, 2015 by GUILLERMO DE LA BARREDA.





Notary Public, State of Texas

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, F-3
McALLEN, TEXAS 78504
GF# 152428987

AFTER RECORDING, RETURN TO:

BELEN TREVINO PALACIOS
3177 LINVA AVE.
EDINBURG, TEXAS 78541



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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: 414311

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: Yesenia Linares
8417 Aliyah St.
Address: Georgeanna Edinburg TX
Francisco Ave 78542
Edinburg TX 78542
Phone: (956) 800-2200
780-8928

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

Water Supplier: N Alamo
Utility Provider: M.V.E.C. [] AEP
Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as: RG Estates #2 Lot 44

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 2/5/15);
- 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 [Signature]);
- 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 [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. 02-19-10

County of Hidalgo

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

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

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

T.J. Arredondo
Director of Planning

Precinct 1 2 3 4
4-14311

Application No:

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

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

PARTY MAKING REQUEST:

Name: Yesenia Limas
Address: 8417 Almyah St.
Edinburg TX 78542
Phone: 956-780-8928

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

RG Estates #2 Lot 44

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Yesenia Limas 8-5-15
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:

8/12/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14311
Apr. 7, 2015

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

R2428-02-000-0044-00

[1] OWNER: LIMAS, YESENIA

8417 ALIYAH ST.
EDINBURG, TX. 78542

Telephone No. 678-9327

[7] LEGAL DESC./NAME OF SUBDIVISION
RG ESTATES #2 LOT 44

[2] CONTRACTOR: SELF

[3] WATER SYSTEM: N AL

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

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

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

LOCATION: 0 MILE 17 1/2 & N. 83RD

[8] SEWAGE: PUBLI

[9] CONSTRUCTION TYPE: WOOD

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS REGULATIONS
FRONT:25' REAR:15' SIDES:6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 0325-D

Certification of Elevation
Required: YES NO BFE

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

Julio Ruiz _____ 4/7/15
Prepared by Date

Rudy Rios _____ 3-14/15
Approved by Date

Yesenia Limas _____
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: March 2, 2015

Grantor: RG ESTATES, LLC, a Texas Limited Liability Company

Grantor's Mailing Address (including county): 5711 N. 10th Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: ~~YESENIA LIMAS~~

Grantee's Mailing Address (including county): 8417 Aliyah St.
Edinburg, Texas 78542
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 TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS (\$23,500.00) and is executed by Grantee, payable to the order of RG ESTATES, LLC. The note is secured by a vendor's lien retained in favor of RG ESTATES, LLC. in this deed and by a deed of trust of even date from Grantee to David Crook, Trustee.

Property (including any improvements):

~~Lot 44, RG ESTATES, PHASE II, Hidalgo County, Texas as per the map or plat thereof on file and of record under Clerk's Document Number 2584455, Map Records, Hidalgo County, Texas~~

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record in Official Records, Hidalgo County, Texas.

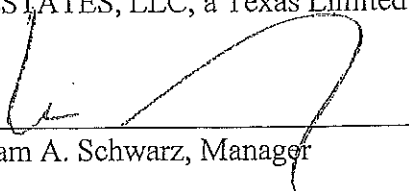
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs,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

By 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 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.

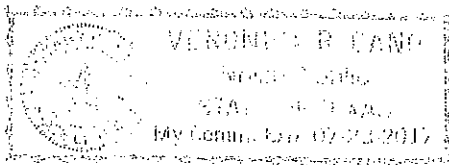
RG ESTATES, LLC, a Texas Limited Liability Company

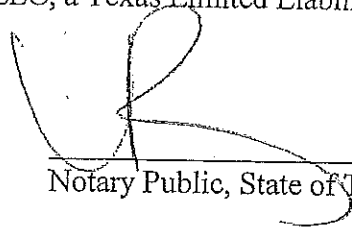
By: 
William A. Schwarz, Manager

(Acknowledgment)

State of Texas §
 §
County of Hidalgo §

This instrument was acknowledged before me on the 2nd day of March, 2015, by WILLIAM A. SCHWARZ, Manager of RG ESTATES, LLC, a Texas Limited Liability Company.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RG ESTATES
5711 N. 10TH Street
McAllen, Texas 78504



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:

4-12715

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: Rogelio Solis

Address: 4207 E. Lopez Dr.
Edinburg, TX 78539

Phone: (956) 533 2886

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

Water Supplier: North Adams

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

Account/ESI No.: 61125005
[] Temporary Pole [] Permanent Service

regarding the land described as:

Albino Ridge states Lot No 19.

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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 3/23/15);

(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

County of Hidalgo

Rev. 06-03-15

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: 4-12715

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: Rogelio Solis
Address: 4207 E. Lopez Dr
Edinburg, TX 78539
Phone: 956 533 2886

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

Albino Rodriguez Estates lot 19

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rogelio Solis
Requesting Party (Signature)

8-10-2015
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:

8/12/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12715

Aug. 28, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

A2500-00-000-0019-00

[1] OWNER: SOLIS, ROGELIO & MARIA G

706 E STUBBS ST
EDINBURG, TX 78539-4754

Telephone No. 533-2886

[7] LEGAL DESC./NAME OF SUBDIVISION
ALBINO RODRIGUEZ ESTATE LOT 19

LOCATION: 0 TRENTON & R. LONGORIA

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$30,000

[5] SIZE OF STRUCTURE: 1,120 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. M/HOME

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:20' SIDE:6' SIDE:6'

18" ABOVE TOP OF STREET. FLOODZONE B-20

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

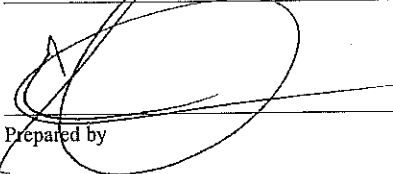
Light [] Water []


Flood Zone: MI 0425C Pct: 4
Panel No. /Suffix: _____

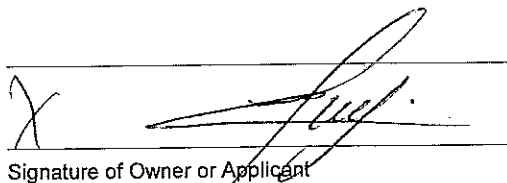
Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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


Prepared by _____ Date 8-28-13


Approved by _____ Date 8-27-13

X 
Signature of Owner or Applicant _____ Date 8/28/13

[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.

2251
Prepared by the State Bar of Texas for use by lawyers only.
Revised 10-85.
© 1985 by the State Bar of Texas

WARRANTY DEED

DOC# 413455

Date: September 15, 1994

Grantor: GUADALUPE GARCIA, a single woman

Grantor's Mailing Address (including county): 303 North Dahlia
Pharr, Hidalgo County, Texas 78577

Grantee: ROGELIO SOLIS and MARIA GUADALUPE SOLIS, husband and wife

Grantee's Mailing Address (including county): 706 E. Stubbs Street
Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration

Property (including any improvements):

Lot Nineteen (19), ALBINO RODRIGUEZ ESTATES, Hidalgo County, Texas, as per map or plat duly recorded in the Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. One house per lot on residential sites. Lots set aside for business or commercial use will consists of Lots #7, 8, 9, 24, and 25, or as otherwise, residential. 2. Brick Veneer only. 3. Minimum total area 1,000 sq. ft. per house. 4. Driveway required for off-street parking. 5. 35 ft. minimum required from curb as a set back boundary for construction site. 6. 5 ft. minimum boundary required on each side to the adjacent lots. 7. Full completion of construction is required before occupying premises. FENCES. Any fence installed on this Estate must not be more than 5 ft. high and must be chain link, cedar or brick. LIVESTOCK-Livestock if any kind is prohibit in the area occupied by the Estate. SAVE AND EXCEPT all minerals, oil, gas, in and under said land.

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 conveyance and warranty. NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.
When the context requires, singular nouns and pronouns include the plural.

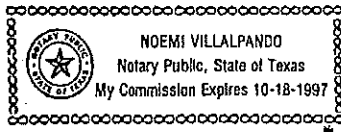
Olma D. Diaz
Her Witness to Her Mark

+ (Her Mark)
GUADALUPE GARCIA

FILED FOR RECORD
DOC# 413455 \$11
10-10-1994 12:26:46
WILLIAM (BILLY) LEO
HIDALGO COUNTY
(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 15th day of September, 1994,
by GUADALUPE GARCIA



Noemi Villalpando
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

ROGELIO SOLIS
706 E. Stubbs
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:

OSCAR PALACIOS
1899 North Cage
Pharr, Texas 78577

