

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ESTEBAN ALCALA	1-12635
2.	RODOLFO GARCIA	1-12556
3.	JESUS G. GONZALEZ	1-12673
	COMM. COURT: October 13, 2015	



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: 1-12635

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: Alcala, Esteban

Address: 2006 Carnation Drive Donna, Texas 78537

Phone: (956) 449-5600

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

Water Supplier: City of Donna

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

Account/ESI No.: 10032789453697959
[] Temporary Pole [X] Permanent Service

mobile home

regarding the land described as:

LA DONNA GARDENS LOT 62

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

- no A plat has been prepared;
- no A plat has been reviewed and approved by the Commissioners Court;
- no 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;
- no electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9/19/06);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
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Precinct 1 2 3 4

Application No: 1-12635

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: Alcala, Esteban
Address: 2006 Carnation Drive
Donna, Texas 78537
Phone: (956) 499-5600

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

La Donna Gardens Lot # 62

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)

9/23/15
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:

10/6/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-12635
Aug. 26, 2015

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

L0810-00-000-0062-00

[1] OWNER: ALCALA, ESTEBAN

1209 S. 10TH ST.
MCALLEN, TX 78501
Telephone No. 684-1857

[7] LEGAL DESC./NAME OF SUBDIVISION
LA DONNA GARDENS LOT #62

LOCATION: 0 SOUTH RIVER RD & LOTT

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: CITY

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$53,000

[5] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOBILE HOME ZONE B-20

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'
SIDES 10' REAR 15'

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Vallejo 8/26/15
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Gilbert Pecina 8/26/15
Approved by Date

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0500B Pct: 1

Community No.: 480334

Certification of Elevation Required: YES NO BFE

[Signature] 8/26/15
Signature of Owner or Applicant Date

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

[NOTICE]

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

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: April 01, 2015

Grantor: Bono Vita Ltd.

Grantor's Mailing Address:

1210 E. Tyler
Harlingen, TX 78550
Cameron County

Grantee: Esteban Alcala, Jr. and Denisse Alejandra Sanchez Lopez

Grantee's Mailing Address (including county):

1209 S. 10th Street, Suite A 483
McAllen, Texas 78501
Hidalgo County

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 Twenty Six Thousand Four Hundred and 00/100 Dollars (\$26,400.00), 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 David Crook, Trustee.

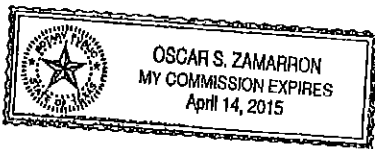
Property (including any improvements):

Lot 62, La Donna Gardens Subdivision as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 51, Pages 117-119 Map Records.

Reservations from and Exceptions to Conveyance and Warranty:

1. All lots must be used for single-family residential purposes only;
2. A lien securing note payable to the order of and secured by a deed of trust recorded under of the official records of Hidalgo County, Texas. Grantor shall be obligated to obtain a

(Acknowledgment)

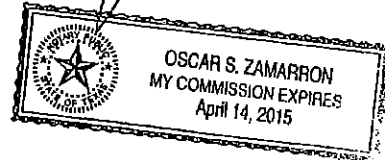


State of Texas
County of CAMERON

This instrument was acknowledged before me on 1st day of APRIL, 2015 by
Esteban Alcala, Jr..

Oscar S. Zamarron
Notary Public, State of Texas

(Acknowledgment)

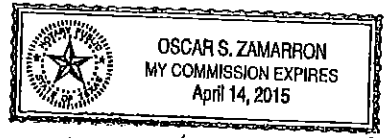


State of Texas
County of CAMERON

This instrument was acknowledged before me on 1st day of APRIL, 2015 by
Denisse Alejandra Sanchez Lopez.

Oscar S. Zamarron
Notary Public, State of Texas

(Acknowledgment)



State of Texas
County of CAMERON

This instrument was acknowledged before me on 1st day of APRIL, 2015 by
Scot Campbell, President of SRC Management, Inc., General Partner of Bono Vita Ltd.

Oscar S. Zamarron
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Bono Vita Ltd.
1210 E. Tyler
Harlingen, TX 78550



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 0 2 3 4

Application No: 1-12556

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: Rodolfo Garcia

Address: 10793 Mile 2 W.
Mercedes, Texas

78570
Phone: (956) 975-9739

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789487599596
 Temporary Pole Permanent Service

regarding the land described as Campacuas Estate Lot #13

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

- NO A plat has been prepared;
- NO A plat has been reviewed and approved by the Commissioners Court;
- NO 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 7/29/99);

(verified by [Signature]);
(LEONEL PASERA)

(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
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956-318-2844

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956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-12556

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: Rodolfo Garcia
Address: 10793 Mile 2 W.
Mercedes, TX 78570
Phone: (956) 975-9739

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

Campacuas Estate Lot # 13

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rodolfo Garcia
Requesting Party (Signature)

9-23-15
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:

10/6/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12556

Jul. 23, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

C0730-00-000-0013-00

[1] OWNER: GARCIA, RODOLFO JR

[7] LEGAL DESC./NAME OF SUBDIVISION
CAMPACUAS ESTATES LOT 13

1813 LARGO ST
WESLACO TX 78596-4229

Telephone No. 457-4505

LOCATION: 0 FM 88 & MILE 15 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

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

[5] SIZE OF STRUCTURE: 2,184 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ COUNTY SETBACKS FRONT 50'
SIDES 6' REAR 40'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0450C Pct: 1
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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

Johanna Valley
Prepared by

7/23/2015
Date

Gilbert Pecina
Approved by

7/23/2015
Date

Relia Arrevalo
Signature of Owner or Applicant

7-23-15
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 Gift Deed

Date: June 10th, 2013

Grantor: RAMONA REYES, a single person

Grantor's Mailing Address:

15006 Berkshire Green Drive
Houston, Texas 77083
Harris County

Grantee: RODOLFO GARCIA, JR., a single person

Grantee's Mailing Address:

1813 Largo Street
Weslaco, Texas 78596
Hidalgo County

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

Lot Thirteen (13), CAMPACUAS ESTATES, an addition to the City of Mercedes, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 34, Page 162, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any 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.

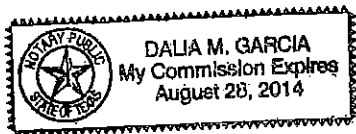
When the context requires, singular nouns and pronouns include the plural.

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

Ramona Reyes
RAMONA REYES

STATE OF TEXAS §
 HIDALGO
COUNTY OF HARRIS §

This instrument was acknowledged before me on June 10, 2013, by RAMONA REYES.



Dalia M. Garcia
Notary Public, State of Texas

ACCEPTANCE OF DEED OF GIFT

I, RODOLFO GARCIA, JR., hereby accept the herein described gift.

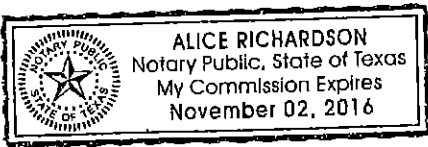
EXECUTED THIS 14th day of June, 2013.

Rodolfo Garcia Jr.
RODOLFO GARCIA, JR.

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 14th of June, 2013,
by RODOLFO GARCIA, JR.



Alice Richardson
Notary Public, State of Texas

PREPARED IN THE OFFICE OF &
AFTER RECORDING RETURN TO:
Eugene R. Vaughan, III
JONES, GALLIGAN, KEY & LOZANO, L.L.P.
2300 West Pike Blvd., Suite 300
Westlaco, TX 78596
Tel: (956) 968-5402
Fax: (956) 968-6089



PLANNING DEPARTMENT

County of Hidalgo

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

Precinct 12 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-12473

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: Jesus G. Gonzalez

Address: 1101 San Vicente Sur
Weslaco Tx 78596

Phone: (956) 756-9068

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

TROPICAL PALMS EST #2 LOT 1

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

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

- NO A plat has been prepared;
- NO A plat has been reviewed and approved by the Commissioners Court;
- NO 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 10/24/02);

(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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-12673

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: Jesus G. Gonzalez
Address: 1101 San Vicente Sur
Weslaco Tx, 78596
Phone: (956) 756-9068

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

TROPICAL PALMS EST. #2 LOT 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X JP
Requesting Party (Signature)

9/15/2015
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:

10/6/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12673

Sep. 4, 2015

COUNTY OF HIDALGO

PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

T7920-02-000-0001-00

[1] OWNER: GONZALEZ, JESUS GASPAR

8103 PALMS DRIVE
DONNA, TEXAS 78537

Telephone No. 756-9068

[7] LEGAL DESC./NAME OF SUBDIVISION
TROPICAL PALMS ESTATES #2 LOT

LOCATION: 0 MILE 12 1/2 & FM 493

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$50,000

[5] SIZE OF STRUCTURE: 2,568 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:30' REAR:25' SIDE:10' CORNER:15'
MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY APPLICATION FEES

Prepared by [Signature] Date 9/4/15

Approved by [Signature] Date 9/2/15

Signature of Owner or Applicant [Signature] Date 9/4/15

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0480C Pct: 1

Community No.: 480337

Certification of Elevation
Required: YES NO BFE

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

[NOTICE]

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

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



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Monday, August 17, 2015

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Recorded On: 2014-Sep-19 As: 2549681

2549681

WARRANTY DEED

Date: September 18, 2014

Grantor: Lorenzo Reyes

Grantor's Mailing Address: 12706 Mile 16 N Rd
Edinburg, Texas 78542

Grantee: Jesus Gaspar Gonzalez

Grantee's Mailing Address: 1101 San Vicente Sur
Weslaco, Texas 78596

Consideration: in the sum of TEN AND NO/100 (\$10.00 Ten Dollars and no cents).

Property (including any improvements)

Lot 1 (One), TROPICAL PALMS ESTATES NO. 2 SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 41, Page 15, Map Records, Hidalgo County, Texas.

Prior Lien(s): None

Other Exceptions to Conveyance and Warranty:

1. All the Oil, gas and other minerals, in, under, or that may be produced from the subject property are excepted herefrom.
2. Subject to Easements for RIGHT OF WAY granted to NORTH ALAMO WATER SUPPLY CORPORATION.
3. Subject to any portion of the property described herein within in the limits or boundaries of any public or private roadway and/or highway and the rights of the public hereto.
4. Subject to any portion of subject property described herein lying within canal right of way.
5. Subject to Easements, Rules, Regulations and Rights in favor of Donna Irrigation District, Hidalgo County No. 1.
6. Subject to Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
7. Subject to all visible and apparent easements on or across property herein described.

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Recorded On-2014-Sep-18 A4-2549681

8. Subject to Amended Deed Restrictions of Tropical Palms Estates No. 2 Subdivision dated November 5, 2002, Filed for Record on November 6, 2002 in the Office of the County Clerk of Hidalgo County, Texas under DOC# 1137964.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances hereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executor, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executor, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 19 day of Sept 2014, by Grantor and Grantee.

Lorenzo Reyes
LORENZO REYES

Jesus Gaspar Gonzalez
JESUS GASPAR GONZALEZ

Yolanda McGee
Yolanda McGee
Notary Public, State of Texas
Notary's Commission Expires 6/3/2016

AFTER RECORDING RETURN TO:
Jesus Gaspar Gonzales
1101 San Vicente Sur., Weslaco, Texas 78596

