

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Samantha Salinas	4-14976
2. Darrel Bartimas	4-14980
3. Fernando Arauza	4-14996
COMM. COURT: December 1, 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-14974

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: Samantha Salinas

Address: 20425 Buck Fawn

Edinburg, TX

Lot 536 Los Venados

Phone: (956) 358-6800

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

Water Supplier: Alamo North

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

Account/ESI No.: 27-9009-006

Temporary Pole Permanent Service

regarding the land described as:

Lot 536 Los Venados subdivision

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 4/08/05);
- 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 ANTONS);
- 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 ANTONS);
- 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 ANTONS);
- 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

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: 4-14974

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: Samantha Salinas
Address: 20425 Buck Fawn Dr.
Edinburg, Tx
Phone: (956) 358-6800

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

Lot 536 Les Nevados subdivision ^{PT-5}

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

11/10/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of 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:

11/20/15
Date

[Signature]
County Official

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

Warranty Deed with Vendor's Lien

Date: July 24, 2014

Grantor: Sherri L. Esquivel, dealing in her sole and separate property

Grantor's Mailing Address: 7520 N. 19th Street
McAllen, Texas 78504
Hidalgo County

Grantee: Jose A. Torres and Samantha Salinas

Grantee's Mailing Address: 1309 West Kiwi Ave., Apt 1
Pharr, Texas 78577
Hidalgo County

Consideration:

Cash and, to the extent of \$44,083.51, a note of even date executed by JOSE A. TORRES AND SAMANTHA SALINAS and payable to the order of SHERRI L. ESQUIVEL in the principal amount FORTY FOUR THOUSAND EIGHTY THREE AND 51/100THS DOLLARS (\$44,083.51). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Sherri L. Esquivel and by a first-lien deed of trust of even date in favor of John P. Franke, Trustee.

Property (including any improvements):

Lot Five Hundred Thirty-Six (536), LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. CLERK' S FILE NOS. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101, 1464510 AND 2326928, OFFICIAL RECORDS, AND VOLUME 47, PAGES 130-140, MAP RECORDS, HIDALGO COUNTY, TEXAS.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a) to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or
 - b) to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c) to filled-in lands, or artificial islands, or
 - d) to statutory water rights, including riparian rights, or
 - e) to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 2014 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
6. Mineral and/or royalty grant and/or reservation in instruments dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated January 14, 2005, recorded on February 4, 2005, under Clerk' s File No. 1432589, Official, Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
12. Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
13. Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk' s File Nos. 2364582, 2364583, 2364584 and 2364585, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
14. Memorandum of Oil and Gas Lease dated February 1, 2006, recorded under Clerk' s File Nos. 1602909 and 1611001, dated March 10, 2006, recorded under Clerk' s File Nos. 1605424, 1605425, 1605426 and 1605952, dated May 25, 2006, recorded under Clerk' s File No. 1641790, 1654167 and 1654168, dated September 15, 2006, recorded under Clerk' s File No. 1685207, dated September 18, 2006, recorded under Clerk' s File No. 1683992 and 1683993, dated September 22, 2006, recorded under Clerk' s File No. 1683994, dated December 14, 2006, recorded under Clerk' s File No. 1721012, dated December 15, 2006, recorded under Clerk' s File No. 1726777, dated December 26, 2006, recorded under Clerk' s File No. 1715422, dated June 1, 2007, recorded under Clerk' s File No. 1842934, dated August 27, 2007, recorded under

Clerk' s File No. 1808751, dated December 5, 2007, recorded under Clerk' s File No. 1850115, 1859700 and 1859701, dated January 17, 2012, under Clerk' s File Nos. 2364625, 2364626, dated January 26, 2012, under Clerk' s File No. 2364618, dated January 30, 2012, under Clerk' s File No. 2364617, dated February 14, 2012, under Clerk' s File No. 2364616, dated February 17, 2012, under Clerk' s File No. 2364623, dated February 23, 2012, under Clerk' s File No. 2364619, dated March 8, 2012, under Clerk' s File No. 2364613, dated March 9, 2012, under Clerk' s File No. 2364604, dated March 8, 2012, under Clerk' s File No. 2364605, dated March 21, 2012, under Clerk' s File No. 2364599, dated March 23, 2012, under Clerk' s File No. 2364612, dated March 24, 2012, under Clerk' s File No. 2364606, dated March 27, 2012, under Clerk' s File No. 2364610, dated March 28, 2012, under Clerk' s File No. 2364615, dated March 30, 2012, under Clerk' s File No. 2364600, dated April 3, 2012, under Clerk' s File No. 2364611, dated April 4, 2012, under Clerk' s File No. 2364614, dated April 5, 2012, under Clerk' s File Nos. 2364601, 2364602, dated April 5, 2012, under Clerk' s File No. 2364603, dated April 11, 2012, under Clerk' s File No. 2364607, dated May 27, 2012, under Clerk' s File No. 2364593, dated June 19, 2012, under Clerk' s File No. 2364624, dated September 14, 2012, under Clerk' s File No. 2364598, dated September 15, 2012, under Clerk' s File No. 2364594, dated September 17, 2012, under Clerk' s File Nos. 2364595, 2364596, dated October 1, 2012, under Clerk' s File No. 2364592, dated October 2, 2012, under Clerk' s File No. 2364591, dated October 5, 2012, under Clerk' s File No. 2364590, dated October 8, 2012, recorded under Clerk' s File Nos. 2364588, dated October 12, 2012, under Clerk' s File No. 2364589, dated October 22, 2012, under Clerk' s File No. 2364587, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

15. Reservation of water rights and/or other rights if any, as set forth in Warranty Deed dated January 27, 2009, recorded under Clerk' s File No. 1976213, Official Records, Hidalgo County, Texas. Title to the herein described water rights interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
16. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
17. Easement and/or other rights, if any, as set forth in untitled instrument dated July 31, 1952, recorded in Volume 131, Page 329, Oil and Gas Records, Hidalgo County, Texas.
18. Right of Way dated March 22, 1947, recorded in Volume 612, Page 534, Deed Records, Hidalgo County, Texas.
19. Right of Way Agreement dated April 29, 1947, recorded in Volume 619, Page 164, Deed Records, Hidalgo County, Texas.
20. Easement dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records, Hidalgo County, Texas.

21. Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 568, Deed Records, Hidalgo County, Texas.
22. Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 569 Deed Records, Hidalgo County, Texas.
23. Easement and/or other rights, if any, as set forth in untitled instrument dated October 1, 1963, recorded in Volume 1072, Page 349 Deed Records, Hidalgo County, Texas.
24. Road Easement dated September 21, 1961, recorded in Volume 1019, Page 38, Deed Records, Hidalgo County, Texas.
25. Road Easement dated September 22, 1961, recorded in Volume 1019, Page 39, Deed Records, Hidalgo County, Texas.
26. Road Easement dated September 25, 1961, recorded in Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.
27. Lien and other rights, if any, in favor of PROPERTY OWNER' S ASSOCIATION to secure payment of assessments, as set forth in instrument dated July 11, 2003, recorded under Clerk' s File No. 1220191, dated October 1, 2003, recorded under Clerk' s File No. 1253996, dated April 22, 2004, recorded under Clerk' s File No. 1326322, dated November 17, 2004 recorded under Clerk' s File No. 1405101, dated April 26, 2005, recorded under Clerk' s File No. 1464510 and dated July 13, 2012, recorded under Clerk' s File No. 2326928, Official Records, Hidalgo County, Texas.
28. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
29. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the 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 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 when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from and Exceptions to Conveyance and Warranty.

As a material part of the consideration for the Contract, Grantee accepts the Property in its present condition, AS IS, WITH ALL FAULTS."

- o The real property is conveyed 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 environmental

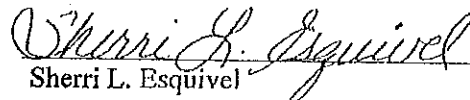
conditions, suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural, design and engineering of the improvements; (iii) the quality of the labor and materials included in the improvements; (iv) the soil conditions, drainage or other conditions existing at the Property with respect to any particular purpose, developmental potential or otherwise (v) quantity, quality, value, condition, make, model, composition, authenticity, or amount; (vi) all warranties created by any affirmation of fact or promise or by any description of the Property; and (vii) all other warranties and representations whatsoever, except any warranty of title expressly set forth in the deed to be delivered herein.

- o Grantee Has Performed Independent Inspection. Grantee acknowledges that it is not relying upon any representation, statement or other assertion made by Grantor, except as stated herein, with respect to the Property condition, but rather, is relying upon its own examination of the Property.

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

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

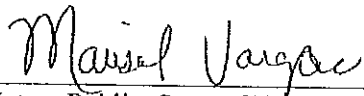
Executed on the date of the acknowledgment set forth below, to be effective as of July 24, 2014.


Sherri L. Esquivel

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on August 12, 2014, by Sherri L. Esquivel.




Notary Public, State of Texas
My commission expires: 2/15/2015

PREPARED IN THE OFFICE OF
ELLIS, KOENEKE & RAMIREZ, LLP
1101 Chicago
McAllen, Texas 78501

AFTER RECORDING RETURN TO:
Jose A. Torres and Samantha Salinas
1301 West Kiwi Ave, Apt 1
Pharr, Texas 78577

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14976

Nov. 10, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

L6446-05-000-0536-00

[1] OWNER: TORRES, JOSE &
SALINAS, SAMANTHA
2509 LILAC AVE
MISSION, TX 78572
Telephone No. 358-6800.

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS VENADOS PH. 5 LOT#536

LOCATION: 0 281 & 186

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 2,990 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

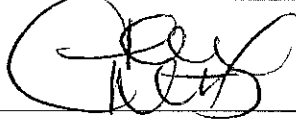
[6] USE OF BUILDING: RESD. ZONE-C

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:100' BACK:40' SIDES:20'
MINIMUM ELEV. 18" ABOVE CENTER LINE OF ROAD

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00



Prepared by

11/10/15

Date

Light [X] Water [X]

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

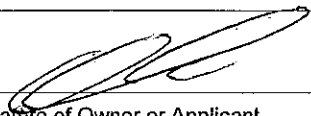
Julio Ruiz

Approved by

10/21/15

Date

Community No.: 0225D
Certification of Elevation
Required: YES NO BFE



Signature of Owner or Applicant

11-10-15

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.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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: 9-11980

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: Darrel Bartimus

Address: 801 Miguel Hidalgo St.
San Juan TX 78589

Phone: 956-778-5810

Approved by Environmental Health:	Temporary Service	Final Service
<u>Charo Ra</u>	<u>Temp S</u>	<u>Charo Ra</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>11/30/15</u>	<u>11/16/15</u>

Water Supplier: Sharyland Water

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

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

regarding the land described as:

Lot 1 Sun Josec Ranch Subdivision

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

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

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

(Date approved 4/14/09);

(verified by [Signature]);

(verified by Charo Ra);

(verified by Charo Ra);

(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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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: 4-14980

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: Darrel Bartimus
Address: 801 Miguel Hidalgo St
San Juan TX 78589
Phone: 956-778-5810

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

Lot 1 San Jose Ranch Subdivision

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

11-13-15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of 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:

11/20/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14980
Nov. 12, 2015

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

S0755-00-000-0001-00

[1] OWNER: DARREL & ELENA BARTIMUS

[7] LEGAL DESC./NAME OF SUBDIVISION
SAN JOSE RANCH LOT-1

801 MIGUEL HIDALGO ST.
SAN JUAN TX.78589

Telephone No. 778-5810

LOCATION: 0 DEPOT RD. & M. CHRISTO

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$336,000

[5] SIZE OF STRUCTURE: 4,704 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW-RESIDENTIAL HOUSE

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-50' WEST SIDE-20' EAST SIDE-60'
REAR-15'

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT **\$30.00**

Light Water

Flood Zone: NO
Panel No. /Suffix: 98033V Pct: 0

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.

Rocky Rio 11-12-15
Prepared by Date

Rocky Rio 11-6-15
Approved by Date

Darrel & Elena Bartimus 11-12-2015
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 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.

Date: January 10, 2014

Grantor: San Jose Ranch, LLC, a Texas limited liability company

Grantor's Mailing Address (including county): 10113 N. 10th Street, Suite A
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: Darrel Jason Bartimus and Maria Elena Bartimus, husband and wife

Grantee's Mailing Address (including county): 3421 W. US Hwy 83, Ste 1
McAllen, Texas 78501
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 \$49,600.00 and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to David Crook, Trustee.

Property (including any improvements):

Lot 1, San Jose Ranch Subdivision, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof filed on April 14, 2009, and recorded under Clerk's File No. 1988174, Official Records, and Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, geothermal, and other minerals in, on, under, or that may be produced from the above described land.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.
2. Restrictions recorded as Clerk's File Nos. 1988155, 1998010 and 2378394, Official Records, Hidalgo County, Texas and under Clerk's File No. 1988174 and Amended under Clerk's File No. 2469535, Official Records, and Map Records, Hidalgo County, Texas.
3. Water Service Agreement April 23, 2007, recorded under Clerk's File No. 1749447, Official Records, Hidalgo County, Texas.
4. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
5. Standby fees, taxes and assessments by any taxing authority for the year 2014 and subsequent years.

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 each note described is fully paid according to its terms, at which time this deed shall become absolute.

This conveyance is made subject to the prior lien of a deed of trust recorded as Document No. 1807512 in the Official Records of Hidalgo County, Texas, from Threesee Investments, a Texas General Partnership to Edward J. Zinsmeister, Trustee, which secured payment of a promissory note in the original principal amount of \$637,511.00. Grantee in this deed does not assume payment of the \$637,511.00 note. Payee of the wraparound note is obligated to pay all installments on the \$637,511.00 note as they fall due. In the event of default in payment of that \$637,511.00 note, Grantee shall have the right to cure any such default as long as Grantee is not in default in payment of the wraparound note or in performance of the covenants of the deed of trust securing it. If Grantee cures a default in payment of the \$637,511.00 note, Grantee may receive credit on the wraparound note for all amounts so paid as of the date of the payment, in the manner that Grantee directs.

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

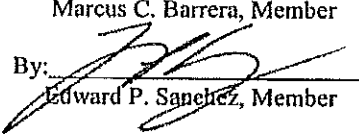
San Jose Ranch, LLC

By:



Marcus C. Barrera, Member

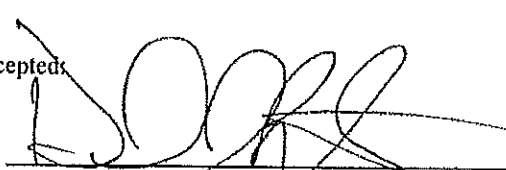
By:



Edward P. Sanchez, Member

Accepted:

By:



Darrel Jason Bartimus

By:



Maria Elena Bartimus

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on January 10, 2014, by Marcus C. Barrera, Member of San Jose Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company.

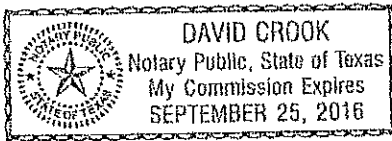


Melissa Kalifa
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on Jan 10, 2014, by Edward P. Sanchez, Member of San Jose Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company.

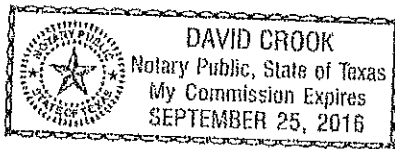


David Crook
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on Jan 10, 2014, by Darrel Jason Bartimus.

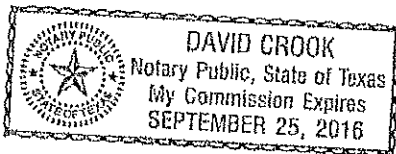


David Crook
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on Jan 10, 2014, by Maria Elena Bartimus.



David Crook
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Darrel Jason Bartimus
Maria Elena Bartimus
3421 W. US Hwy 83, Ste 1
McAllen, Texas 78501

PREPARED BY:

David Crook, Attorney at Law
100 Savannah Ave., Suite 380
McAllen, Texas 78503



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: 4-14994

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: Ferrando Arauza

Address: 324 North Dr

Pharr TX 78577

Phone: (956) 802-0456

Approved by Environmental Health:	Temporary Service	Final Service
	_____	_____
	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	<u> / /</u>	<u> / /</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:
MGM lot # 401 MGM Grand Ranches PH. 4.

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 8/4/06);

(verified by [Signature]);

(verified by [Signature] 11/12/15);

(verified by [Signature] 11/12/15);

(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.
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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: 4-149914

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: Fernando Arauza

Address: 324 N. ... Dr.

Pharr TX 78577

Phone: (956) 802-0456

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

MSM Grand lot # 401 MSM Grand Ranch Plat 4

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)

11/17/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of 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:

11/20/15
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14996

Nov. 17, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

M3849-04-000-0401-00

[1] OWNER: ARAUZA, FERNANDO

324 NANETTE DR
PHARR, TX. 78577

Telephone No. 802-0456

[7] LEGAL DESC./NAME OF SUBDIVISION
MGM GRAND RANCHES PH IV-A
LOT# 401

LOCATION: 0 S. ALAMO & E. CURRY RD

[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.: \$11,500

[5] SIZE OF STRUCTURE: 2,667 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:40' N.SIDE:15' S.SIDE:6' CORNER:15'

MINIMUM ELEV. 18" ABOVE TOP OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

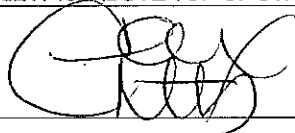
Light [X] Water [X]

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

Community No.: 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

11/17/15

Date

Rudy Pios

Approved by

11/16/15

Date



Signature of Owner or Applicant

11/17/15

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.

WARRANTY DEED

Date: May 30, 2012

Grantor: MARTHA E. SALINAS and husband, TOMAS SOLIS

Grantor's Mailing Address (including county): 501 Ruby Ranch Road
Buda, Texas 78610
Hays County, Texas

Grantee: FERNANDO ARAUZA and wife, REYNA I. ARAUZA

Grantee's Mailing Address (including county): 324 Naneito Drive \\
Pharr, Texas 78377
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Four Hundred One (401), MGM Grand Ranches Phase IV-A, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Pages 44-46, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1648126, CLERK'S FILE NO. 1655445, OFFICIAL RECORDS AND VOLUME 51, PAGES 44-46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated August 13, 2003, recorded under Clerk's File No. 1236088, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated October 25, 1951, recorded in Volume 120, Page 223, dated October 1, 1954, recorded in Volume 162, Page 274, Oil and Gas Records and dated April 8, 1985, recorded in Volume 2175, Page 119, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated May 29, 1982, recorded in Volume 419, Page 215, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Terms, conditions and stipulations as contained in Warranty Deed dated August 13, 2003, recorded under Clerk's File No. 1236088, Official Records, Hidalgo County, Texas.

Easement for irrigation granted to Hidalgo County Irrigation District No. 1, as set forth in instrument recorded in Volume 1890, Page 48, Official Records, Hidalgo County, Texas.

Any right or interest claimed in fee by Hidalgo County Irrigation No. 1 to any part of subject property.

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

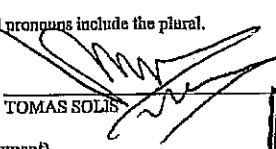
Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2012 and subsequent years.

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

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


MARTHA E. SALINAS

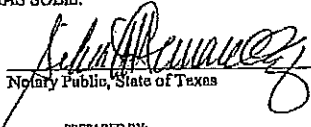

TOMAS SOLIS

(Acknowledgment)



State of Texas
County of Williamson

This instrument was acknowledged before me on the 31 of May, 2012, by MARTHA E. SALINAS and husband, TOMAS SOLIS.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
FERNANDO ARAUZA and wife, REYNA L ARAUZA
324 Nautette Drive
Pflug, Texas 78577

PREPARED BY:
Levis, Monroe & Pelfo
Attorneys At Law
3111 W. Freddy Gomez Drive
Edinburg, Texas 78539
OFF: 777931; TP:hc