

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Omar Vasquez & Gabriel Camacho	4-15037
2. Miguel Landeros & Maribel Martinez	4-15042
3. Jazmin Ruiz & Jose H. Gonzalez, Jr.	4-15052
4. Tilmin Welch	BLANKET COVER
COMM. COURT: January 5, 2016	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-15037

### 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: Omar Vazquez

Address: 8313 ALAYAH ST  
EDINBURG TX  
78542

Phone: (956) 867 8675

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

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 301741-001  
 Temporary Pole       Permanent Service

regarding the land described as:

RG Estates #2 Lot #38

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 2/10/15);

(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



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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
4-15037

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: Omar Vasquez

Address: 8313 Aliyah St  
Edinburg Tx 78542

Phone: 956 867 8675

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

RG. Estates #2 lot # 38

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Omar Vasquez  
Requesting Party (Signature)

12-11-15  
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:

12/28/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 4-15037 Dec. 11, 2015

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

R2428-02-000-0038-00

[ 1 ] OWNER: VASQUEZ, OMAR & CAMACHO GABRIELA 8313 ALIYAH ST. EDINBURG, TX 78542

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION RG ESTATES PH. 2 LOT#38

Telephone No. 867-8675

LOCATION: 0 MI 17 1/2 & VALVERDE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

[ 10 ] EST. COST OF CONST.: \$3,000

[ 5 ] SIZE OF STRUCTURE: 540 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:15' SIDES:6'

MINIMUM ELEV.24" ABOVE CENTER LINE 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.: 032510

Certification of Elevation Required: YES NO BFE

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

Prepared by [Signature]

Date 12/11/15

Approved by Julio Ruiz

Date 12/9/15

Signature of Owner or Applicant Omar Vasquez

Date 12-11-15

[ NOTICE ]

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

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

## 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: December 1, 2015

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

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

Grantee: OMAR VASQUEZ AND GABRIELA CAMACHO

Grantee's Mailing Address (including county): 8313 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 SEVEN THOUSAND AND NO/100ths DOLLARS (\$27,000.00) 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 38, 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

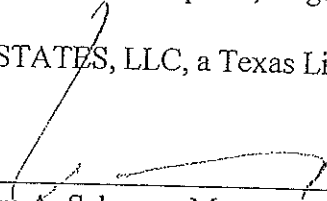
and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's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

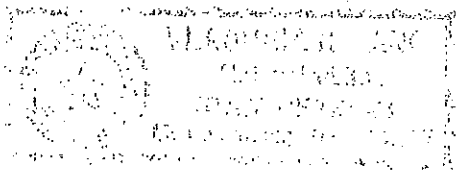
RG ESTATES, LLC, a Texas Limited Liability Company

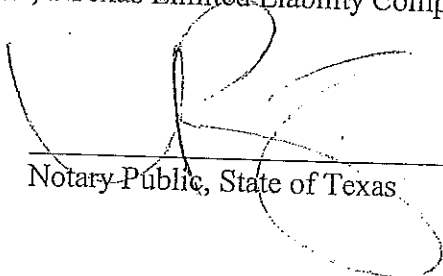
By:   
William A. Schwarz, Manager

(Acknowledgment)

State of Texas           §  
                                  §  
County of Hidalgo     §

This instrument was acknowledged before me on the 7<sup>th</sup> day of Dec, 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. 10<sup>TH</sup> Street  
McAllen, Texas 78504



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Rev. 06-03-15

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15042

### 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: Miguel Landeros

Address: 2404 Ocotillo Ave.  
Edinburg TX  
78542

Phone: (956) 270 55 67

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing CSST</u> <u>12 15 15</u>

Water Supplier: N/A

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

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

regarding the land described as:

Las Brisas Heights lot #2

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 10/30/15);

(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

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15042

### 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: Miguel Angel Leanderos

Address: 2404 Ocotillo AV  
Edinburg T.X 78542

Phone: (956) 270 55 62

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

Las Brisas Heights lot #2

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Miguel A.  
Requesting Party (Signature)

15/12/15  
Date

(see  
CLAW notes)

#### 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:

12/28/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15042

Dec. 14, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

L3147-00-000-0002-00

[ 1 ] OWNER: LANDEROS, MIGUEL ANGEL  
MARTINEZ, MARIBEL  
2404 OCOTILLO AVE  
EDINBURG, TX 78542

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LAS BRISAS HEIGHTS LOT-2

Telephone No. 464-4431

LOCATION: 0 TOWER & IOWA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
44- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$5,500

[ 5 ] SIZE OF STRUCTURE: 840 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:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE THE STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

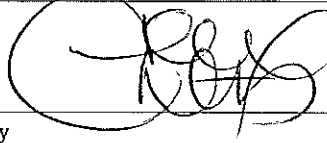
Light [X] Water [X]

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

Community No.: 0425C

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

12/14/15  
Date

R. Rios  
Approved by

12/14/15  
Date

Miguel A.  
Signature of Owner or Applicant

14/12/15  
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.**

**Special Warranty Deed with Vendor's Lien**

**Date:** November 16, 2015

**Grantor:** LAS BRISAS HEIGHTS RGV, L.P., a Texas limited partnership

**Grantor's Mailing Address:** P.O. Box 365  
La Blanca, Hidalgo County, Texas 78558

**Grantee:** MIGUEL ANGEL LANDEROS, a single person and MARIBEL MARTINEZ, a single person

**Grantee's Mailing Address:** 2404 Ocotillo Ave.  
Edinburg, Hidalgo County, Texas 78542

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY EIGHT THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$38,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to SUELEMA LUNA, Trustee.

**Property (including any improvements):**

All of Lot 2, LAS BRISAS HEIGHTS SUBDIVISION, Hidalgo County, Texas, according to the map recorded under Document Number 2658721, in the Map Records of Hidalgo County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantors, their heirs and assigns, all oil, gas and other minerals that are in and under the property and that may be produced from it together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for all oil, gas and other minerals and for removing them from the property.

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**Exceptions to Conveyance and Warranty:**

1. Declaration of Covenants, Conditions, and Restrictions for the Las Brisas Heights Subdivision, dated November 16, 2015 filed for record under Document No. 2658910, Official Records, Hidalgo County, Texas.
2. Rights of parties in possession.
3. Easements and reservations as shown according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas.
4. Easement reserved in Right of Way Easement dated May 11, 2000, filed July 12, 2000, recorded under Document No. 887834, Official Records, Hidalgo County, Texas.
5. Oil, Gas and Mineral Lease dated April 26, 1973, recorded in Volume 345, Page 556, Oil and Gas Records, Hidalgo County, Texas.
6. Oil, Gas and Mineral Lease dated July 19, 1982, recorded in Volume 420, Page 830, Oil and Gas Records, Hidalgo County, Texas.
7. Mineral and/or royalty reservations and/or conveyances, together with, as appropriate, the right of ingress and egress for the purpose of exploring, drilling and production of the minerals, as set forth in instrument dated December 15, 1977, recorded in Volume 1556, Page 731, Deed Records, Hidalgo County, Texas.
8. Mineral and/or royalty reservations and/or conveyances, together with, as appropriate, the right of ingress and egress for the purpose of exploring, drilling and production of the minerals, as set forth in instrument dated October 13, 1999, recorded under Document No. 817620, Official Records, Hidalgo County, Texas.
9. 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.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

**GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES**

THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

**LAS BRISAS HEIGHTS RGV, L.P.**

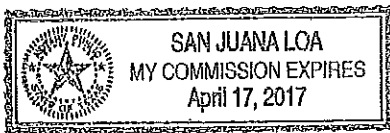
a Texas limited partnership

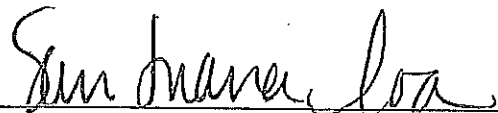
By: **KRJ RGV, L.L.C.**  
a Texas limited liability company,  
Its: General Partner

By:   
\_\_\_\_\_  
**KYNDEL W. BENNETT, President**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO         §

This instrument was acknowledged before me on November 17, 2015, by **KYNDEL W. BENNETT**, President of KRJ RGV, L.L.C., a Texas limited liability company, General Partner of LAS BRISAS HEIGHTS RGV, L.P., a Texas limited partnership, on behalf of said limited partnership.



  
\_\_\_\_\_  
Notary Public, State of Texas



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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Precinct No.3 Substation  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15052

### 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: Jazmin Ruiz

Address: 1200 N First Ave #29  
Edinburg TX 78541

Phone: (956) 534-6419

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>12/28/15</u>

Water Supplier: Alamo North

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

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

regarding the land described as: Las Brisas Heights lot # 33.

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 10/30/15);
- 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]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-15052

### 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: Jazmin Ruiz  
Address: 1200 N First Ave #29  
Edinburg TX 78541  
Phone: (956) 534-6419

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

Las Brisas Heights Lot #33

#### 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)

12/22/15  
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:

12/28/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15052

Dec. 18, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

L3147-00-000-0033-00

[ 1 ] OWNER: GONZALEZ, JOSE HUMBERTO  
RUIZ, JAZMIN DEL CARMEN  
1200 N FIRST. AVE. #29  
EDINBURG, TX 78541

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LAS BRISAS HEIGHTS LOT#33

Telephone No. 464-4431

LOCATION: 0 TOWER & IOWA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
44- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$38,000

[ 5 ] SIZE OF STRUCTURE: 1,344 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:50' BACK:15' SIDES:6'

MINIMUM ELEV. 24" ABOVE TOP OF CURB

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

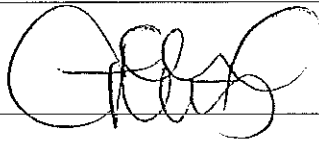
Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 40334 Pct: 4

Community No.: 0425C

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 12/18/15

Approved by Julio Ruiz

Date 12/15/15

Signature of Owner or Applicant 

Date 12/18/15

[ NOTICE ]

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

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

**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:** December 4, 2015

**Grantor:** LAS BRISAS HEIGHTS RGV, L.P., a Texas limited partnership

**Grantor's Mailing Address:** P.O. Box 365  
La Blanca, Hidalgo County, Texas 78558

**Grantee:** JOSE HUMBERTO GONZALEZ JR., a single person and JAZMIN DEL CARMEN RUIZ, a single person

**Grantee's Mailing Address:** 1200 N. First Ave., Apt. #29  
Edinburg, Hidalgo County, Texas 78541

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY TWO THOUSAND THREE HUNDRED AND NO/100THS DOLLARS (\$42,300.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to SUELEMA LUNA, Trustee.

**Property (including any improvements):**

All of Lot 33, LAS BRISAS HEIGHTS SUBDIVISION, Hidalgo County, Texas, according to the map recorded under Document Number 2658721, in the Map Records of Hidalgo County, Texas also known as 7003 Iowa Road, Edinburg, Texas 78542.

SAVE AND EXCEPT, and there is hereby reserved unto Grantors, their heirs and assigns, all oil, gas and other minerals that are in and under the property and that may be produced from it together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for all oil, gas and other minerals and for removing them from the property.

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**Exceptions to Conveyance and Warranty:**

1. Declaration of Covenants, Conditions, and Restrictions for the Las Brisas Heights Subdivision, dated November 16, 2015 filled for record under Document No. 2658910, Official Records, Hidalgo County, Texas.
2. Rights of parties in possession.
3. Easements and reservations as shown according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas.
4. Easement reserved in Right of Way Easement dated May 11, 2000, filed July 12, 2000, recorded under Document No. 887834, Official Records, Hidalgo County, Texas.
5. Oil, Gas and Mineral Lease dated April 26, 1973, recorded in Volume 345, Page 556, Oil and Gas Records, Hidalgo County, Texas.
6. Oil, Gas and Mineral Lease dated July 19, 1982, recorded in Volume 420, Page 830, Oil and Gas Records, Hidalgo County, Texas.
7. Mineral and/or royalty reservations and/or conveyances, together with, as appropriate, the right of ingress and egress for the purpose of exploring, drilling and production of the minerals, as set forth in instrument dated December 15, 1977, recorded in Volume 1556, Page 731, Deed Records, Hidalgo County, Texas.
8. Mineral and/or royalty reservations and/or conveyances, together with, as appropriate, the right of ingress and egress for the purpose of exploring, drilling and production of the minerals, as set forth in instrument dated October 13, 1999, recorded under Document No. 817620, Official Records, Hidalgo County, Texas.
9. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

**GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES**

7.


THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

**LAS BRISAS HEIGHTS RGV, L.P.**

a Texas limited partnership

By: **KRJ RGV, L.L.C.**  
a Texas limited liability company,  
Its: General Partner

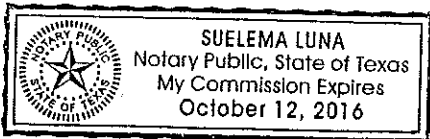
By:   
\_\_\_\_\_  
**KYNDEL W. BENNETT, President**

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on December 4, 2015, by **KYNDEL W. BENNETT**, President of KRJ RGV, L.L.C., a Texas limited liability company, General Partner of LAS BRISAS HEIGHTS RGV, L.P., a Texas limited partnership, on behalf of said limited partnership.



  
\_\_\_\_\_  
Notary Public, State of Texas



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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956-318-2844

Precinct No.1 Substation  
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956-973-7850

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

*Sanitary Sewer*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Filmin Welch

Address: 3714 S. Expressway 281  
Edinburg, TX 78539

Phone: 386-0700

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

Water Supplier: NATWS/C

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

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

regarding the land described as: San Joaquin Ph. 3 lots 317-304

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 12-01-15;

(verified by Flores Castillo

(verified by [Signature];

(verified by [Signature];

(verified by Flores Castillo

\_\_\_\_\_  
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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*Sanitary Sewer*  
**Precinct 1 2 3 4**

**T.J. Arredondo, CFM**  
Director of Planning

Application No: NA

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

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

### PARTY MAKING REQUEST:

Name: Buena Tierra Holdings, LLC, Tilmin Welch, Director

Address: 3714 S. Expressway 281

Edinburg, Texas 78539

Phone: 956-386-0726

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): San Joaquin Subdivision Phase III: A 15.23 acre tract of land being all of Blocks 119 & 120, Hill-Hilbert Tract, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 35, Map records, Hidalgo County, Texas.

### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

*Tilmin Welch*

Requesting Party (Signature)

10-5-15

Date

### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/02/15  
Date

Ylan Castillo  
County Official

