

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Eddie Homes, L.L.C.	4-14893
2.	Eduardo Bernal	4-15067
3.	JGF Enterprises, L.P.	BLANKET COVER
4.		
COMM. COURT: February 3, 2016		



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: 4-14893

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: Eddie Homes LLC

Address: 3734 Spicewood
Drive
Edinburg, TX 78542

Phone: 956-460-2931

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>1/21/16</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:

SUB - Oakland Village PH III lot # 208

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

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

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

(Date approved 10/28/05);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-14893

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: Eddie Homes LLC
Address: 1504 Ruby St
Peñitas TX 78576
Phone: 956-460-2931

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

Oakland Village Ph III Lot 208

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)

1/21/16
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:

1/27/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-14893
Oct. 8, 2015

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

O0480-03-000-0208-00

[1] OWNER: EDDIE HOMES, LLC.

1504 RUBY ST.
PENITAS, TX 78576
Telephone No. 460-2931

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE PH 3 LOT-208

LOCATION: 0 R. LONGORIA & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 2,270 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL-NEW BRICK HOL

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

FOR COUNTY USE ONLY
APPLICATION FEES

Rudolph Ra 10-8-15
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Cenillero 10-7-15
Approved by Date

Light [X] Water [X]

[Signature] 10-8-15
Signature of Owner or Applicant Date

Flood Zone: NO 480331 Pct: 4
Panel No. /Suffix: _____

Community No.: _____

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.

WARRANTY DEED

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: August 4, 2015

Grantor: SANTUARIO INVESTMENT & HOLDINGS, LLC, a Texas Limited Liability Company

Grantor's Mailing Address: 4608 Vermont Ave.
McAllen, Texas 78503

Grantee: EDDIE HOMES, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 1504 Ruby St.
Pentias, Texas 78576

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 208, OAKLAND VILLAGE PHASE III, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 49, Page 40, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

- Restrictive covenants as set forth in instrument dated July 23, 2004, filed July 26, 2004 under Document Number 1362204; filed April 22, 2005 under Document Number 1462488; and filed November 4, 2005 under Document Number 1540732, Official Records and Volume 49, Page 40, Map Records of Hidalgo County, Texas.
- Annual maintenance charge and/or current assessments as set forth in instruments dated July 23, 2004, filed July 26, 2004 under Document Number 1362204; filed April 22, 2005 under Document Number 1462488; and filed November 4, 2005 under Document Number 1540732, Official Records of Hidalgo County, Texas.
- Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
- Minimum floor elevations, setback lines, utility and electrical easements, sidewalk requirements and restrictions as shown on the map of Oakland Village Phase III, recorded in Volume 49, Page 40, Map Records of Hidalgo County, Texas.
- Right of way easement granted to North Alamo Water Supply Corporation filed November 8, 2002 under Document Number 1138795, Official Records, Hidalgo County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 362, Page 157; dated November 12, 1982, recorded in Volume 409, Page 213 and dated November 20, 1981, recorded in Volume 411, Page 369, all in the Oil and Gas Records of Hidalgo County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 3, 1999 recorded under Document Numbers 768134, 769953, 769954, 773295, 773299, 773305, 773311; dated March 18, 1999 recorded under Document Number 773344; filed March 3, 1999 under Document Numbers 773349, 773533, 796221, 796223 and 797851 and extended under Document Number 1055111; dated March 4, 1999 under Document Number 773520 and corrected under Document Number 819759, all in the Official Records of Hidalgo County, Texas.
- Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument filed under Document Number 888450 and corrected and amended under Document Number 1034317, Official Records of Hidalgo County, Texas.
- Oakland Village Ltd Community Manual as shown by instrument dated January 24, 2012, filed February 7, 2012 under Document Number 2012-2278769, Official Records of Hidalgo County, Texas.
- Management Certificate as shown by instrument dated May 16, 2012, filed May 18, 2012 under Document Number 2012-2309548, Official Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deed dated March 25, 2003, filed March 31, 2003 under Document Number 1182983, Official Records of Hidalgo County, Texas.
- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 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.

Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

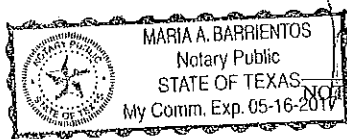
SANTUARIO INVESTMENT & HOLDINGS,
LLC, a Texas Limited Liability Company

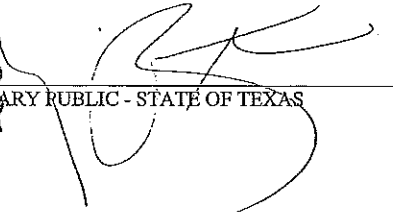
By: 
GASTON SOSA DE LA TORRE, Manager

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on August 11, 2015 by GASTON SOSA DE LA TORRE, Manager of SANTUARIO INVESTMENT & HOLDINGS, LLC, a Texas Limited Liability Company on behalf of said company.




NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
EDDIE HOMES, LLC
1504 Ruby St.
Pentias, Texas 78576

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No.: 143594



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: 4-15067

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: Eduardo Bernal

Address: 4124 E. Davis Rd
Edinburg, TX 78542

Phone: (956) 821.3986

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Charles Rano</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>1 12 6 11 6</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as:

4124 Davis Ranchettes lot 27

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

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

(Date approved 11/21/06);
 (verified by [Signature]);
 (verified by Charles Rano);
 (verified by Charles Rano);
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15267

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: Eduardo Bernal

Address: 4124 E. Davis Rd

Edinburg, TX 78542

Phone: (956) 821 3186

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

Davis Ranchettes lot 27

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Eduardo Bernal
Requesting Party (Signature)

1-26-2016
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:

1/27/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15067
Dec. 28, 2015

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

D1550-00-000-0027-00

[1] OWNER: ROMO, EDUARDO BERNAL

[7] LEGAL DESC./NAME OF SUBDIVISION
DAVIS RANCHETTES LOT#27

4124 E. DAVIS RD
EDINBURG, TX. 78542

Telephone No. 862-6007

LOCATION: 0 DOOLITTLE & DAVIS

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$140,000

[5] SIZE OF STRUCTURE: 2,789 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.HOME.ZONE. AE

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY STATE
CITY FEMA & SETBACKS. FRONT 50' SIDE 6'
REAR 40' . ELEVATION AS PER FEMA

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$60.00

Light [] Water []

Flood Zone: MI Panel No. /Suffix: 180330 Pct: 4

Community No.: _____

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 12/28/15

Approved by [Signature] Date 12/23/15

Signature of Owner of Applicant [Signature] Date 12-28-15

[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: September 19, 2013

Grantor: JUAN H. ARAUJO and wife, ELVIA ARAUJO

Grantor's Mailing Address:
403 Seminole Ave.
Pharr, Texas 78577
Hidalgo County

Grantee: EDUARDO ROMO BERNAL

Grantee's Mailing Address:
505 Jacob Street
San Juan, Texas 78589
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and a note of even date executed by Grantee and payable to the order of NAFT FEDERAL CREDIT UNION in the principal amount of TWENTY-THREE THOUSAND AND NO/100THS DOLLARS (\$23,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of NAFT FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to MARK FREELAND, Trustee.

Property (including any improvements):

Lot Twenty-seven (27), DAVIS RANCHETTES SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Pages 179-181, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. Restrictions recorded under Clerk's File Nos. 1691032 and 1977983, Official Records, and Volume 51, Pages 179-181, Map Records, Hidalgo County, Texas.
2. Taxes for the year 2013 and subsequent years.
3. Mineral and/or royalty grant and/or reservation in instrument(s) dated December 18, 1948, recorded in Volume 646, Page 363, and dated March 13, 1950, recorded in Volume 689, Page 415, Deed Records, Hidalgo County, Texas.
4. Oil, Gas, and Mineral Lease dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records, Hidalgo County, Texas.

5. Easement for right of way granted to Texas Eastern Transmission Corporation, as set forth in instrument recorded in Volume 906, Page 220, Deed Records, Hidalgo County, Texas.
6. Easement for right of way granted to North Alamo Water Supply Corporation, as set forth in instrument recorded in Volume 2552, Page 141, Official Records, Hidalgo County, Texas.
7. All right title and interest in and to those portions of land claimed by Santa Cruz Irrigation District No. 15 as set forth in Condemnation filed under Cause No. CL-143 in the County Clerk's office of Hidalgo County, Texas.
8. Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
9. Minimum floor elevation; fifty foot (50') minimum setback line along the front or easement, whichever is greater; forty foot (40') minimum setback line along the rear or easement, whichever is greater; six foot (6') minimum setback line along the sides or easement, whichever is greater; fifteen foot (15') NAWSC easement along the front; fifteen foot (15') utility easement along the rear; fifteen foot (15') swale easement along the rear; twenty foot (20') Santa Cruz Irrigation District No. 15 easement along the rear (as per District Records); as per map or plat recorded in Volume 51, Page 179, Map Records, Hidalgo County, Texas.
10. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

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.

NAFT FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of NAFT FEDERAL CREDIT UNION and are transferred to NAFT FEDERAL CREDIT UNION without recourse against Grantor.

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



JUAN H. ARAUJO

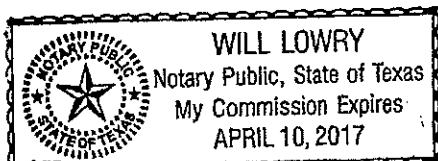


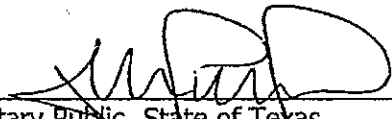
ELVIA ARAUJO

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 19th day of September, 2013,
by JUAN H. ARAUJO.



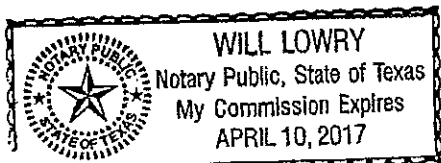


Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 19th day of September, 2013,
by ELVIA ARAUJO.





Notary Public, State of Texas

PREPARED BY:

The Law Offices of Mark Freeland
806 Pecan / P.O. Box 2586
McAllen, Texas 78502

AFTER RECORDING RETURN TO:

The Law Offices of Mark Freeland
806 Pecan / P.O. Box 2586
McAllen, Texas 78502

File/GF Number: F #2353-155 / GF #788545



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1902 Joe Stephens Ave.
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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

Sanitary Sewer

Precinct 1 2 3

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: JAF Enterprises, L.P.

Address: P.O. Box 1000
Mission, TX 78573

Phone: 583-1114

Approved by Environmental Health:	Temporary Service	Final Service
	<u>N/A</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>1 / 2016</u>

Water Supplier: North Alamo Water

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

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

regarding the land described as: Pueblo de Palmas #17 lots 179-297,

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 1-05-16);

(verified by Juan Castillo);

(verified by [Signature]);

(verified by [Signature]);

(verified by Juan Castillo);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Sanitary
Sewer
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

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

PARTY MAKING REQUEST:

Name: JGF Enterprises, L.P.

Address: P.O. BOX 1000
MISSION, TEXAS 78573

Phone: 956-583-1114

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

SEE ATTACHED WARRANTY DEED Pueblo de Palmas #17 lots 179-297

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

JGA Pres./General Partner 12/8/15
Requesting Party (Signature) Date
JGF LAND CO, INC.

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/05/2016
Date

Flora O. Castillo
County Official

