

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Damian Mata	4-15279
2.	Alma D. Vela & Maria Rosario Anzaldua	4-15243
3.	George G. Garcia and Erika G. Garcia	4-15241
4.	Osbel Flores LOTS 1-12, ANALI SUBDIVISION	BLANKET COVER
5.	William A. Schwarz LOTS 1-55, LOS OSOS SUBDIVISION	BLANKET COVER
6.	Kyndel W. Bennett LOTS 1-32, PRESIDIO ESTATES UNIT 2	BLANKET COVER
7.	Laura Coffman LOTS 1-37, CITRUS VILLAGE SUBDIVISION	BLANKET COVER
COMM. COURT: MARCH 22, 2016		



PLANNING DEPARTMENT

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

RECEIVED
BY: Rev. 06-03-15

MAR 12 2010

HIDALGO COUNTY
PLANNING DEPT
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15279

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: Dominic Mata
6421W Terry Rd
Edinburg, TX 78539
Address: ~~Edinburg, TX 78539~~
~~Edinburg, TX 78539~~
~~Edinburg, TX 78539~~
~~Edinburg, TX 78539~~
Phone: 956-478-9635

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		50542
Date Approved:	1 / 1	3 / 15 / 16

Water Supplier: N.A.W.S
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 10032789458797748
 Temporary Pole Permanent Service

regarding the land described as: Terry Vega's Ranches Lot #02

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 4/23/16);
(verified by [Signature]);
3/9/16 [Signature]
(verified by [Signature]);
3/9/16 [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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-15279

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: Damian Mate

Address: 15734 N Gaston Circle
Edinburg TX 78542

Phone: 956-478-9635

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

Terry Vegas Ranches Lot # 02

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Damian Mate
Requesting Party (Signature)

3-9-2016
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PHOT

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

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

3/16/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15279

Mar. 9, 2016

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

T1808-00-000-0002-00

[1] OWNER: MATA, DAMIAN

15734 N GASTON CIRCLE
EDINBURG, TX 78542

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
TERRY VEGAS RANCHES LOT#2

254-383-5510

LOCATION: 0 BENITO RAMIREZ & TERRY

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$6,500

[5] SIZE OF STRUCTURE: 780 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.MH.ZONE.X

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 40' SIDE 6'
REAR15' . 18" ABOVE CNTL OF ST

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [] Water []

Flood Zone: NO
Panel No. /Suffix: _____ 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.

[Signature] _____ 03/09/16
Prepared by Date

J. Ruiz _____ 03/08/16
Approved by Date

Damian Mata _____
Damian Mata _____ 03/09/2016
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.

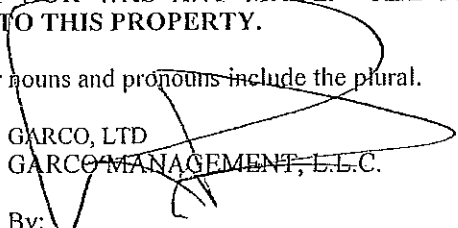
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL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

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

1. Date: February 22, 2016
2. Grantor: GARCO, LTD
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: DAMIAN MATA
5. Grantee's Mailing Address: 15734 N. Gaston Circle, Edinburg, Hidalgo County, Texas 78542
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of THIRTY FOUR THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$34,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Two (2), Terry Vegas Ranches, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof filed on June 23, 2015, and recorded under Clerk's File No. 2622217, Official Records and Map Records, Hidalgo County, Texas.
8. Reservations From Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors, and assigns forever:
 - A. All oil, gas, and other minerals and the underground water estate, in and under and that may be produced from the Property. If the mineral and/or water estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral and/or water estate owned by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral and/or water estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals and/or water by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations do not materially interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.
9. Exceptions From Conveyance and Warranty: This conveyance is subject to the following but only to the extent that same are valid and subsisting and affect the Property, to-wit:
 - A. Standby fees and the taxes for the year 2016 and subsequent years due to change in land usage or ownership;
 - B. All rights, restrictions, reservations, severances, covenants, conditions, easements [including utility and right-of-way easements, if any, whether of record or not]; prior conveyances and/or severance of oil, gas and/or other minerals and/or water rights and any existing leases of oil, gas and other minerals and/or water rights; the rights of adjoining owners in any walls and fences situated on a common boundary;
 - C. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements;
 - D. All water, sewer and utility lines, whether established by written easements or existing on the ground servicing this Property and/or adjacent properties;

- E. All matters which would be revealed by a physical inspection and/or by an on-the-ground A-I survey of the Property;
 - F. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, and the pertinent water district;
 - G. Any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto;
 - H. Any portion of the land described herein lying within canal right of way;
 - I. Easements and reservations as may appear upon the recorded map and dedication of said subdivision;
 - J. 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;
 - K. Restrictive covenants described on Exhibit "A", attached hereto and made a part hereof for all purposes; and
 - L. The present physical condition of the Property as more fully described on Exhibit "B", attached hereto and made a part hereof for all purposes.
 - M. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
 - N. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.
 - O. Grantee is aware that the following is not allowed: junkyards, trash/debris and/or bars upon the property.
10. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
11. Prior Liens: None.
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
13. Special Warranty of Title: 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.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
15. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
17. Signature:
GARCO, LTD
GARCO MANAGEMENT, L.L.C.
By: 
Richard A. Garza, President

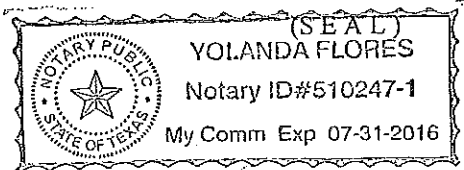
Lot 2, Terry Vegas Ranches, recorded under instrument No. 2622217, Map Records Hid Co, Texas

the State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 22nd day of FEB, 2016, by Richard A. Garza, President of GARCO MANAGEMENT, L.L.C., General Partner of Garco, Ltd., a Texas Limited Liability Company.



Yolanda Flores
Notary Public, State of Texas
My Commission Expires: 7-31-2016

After Recording Return To:

GARCO, LTD
3910 W. Freddy Gonzalez
Edinburg, Texas 78539



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
Edinburg, Texas 78542
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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

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15243

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: Alma D. Vela

Address: 15915 E Davis Rd
Edinburg TX 78542

Phone: 956-686-7636
739-9310

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 256691-040
 Temporary Pole Permanent Service

regarding the land described as:

Lot # 243 Evergreen Valley Estates PH 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 3/15/05);

(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

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956-205-7049

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15243

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: Alma D Vela

Address: 15915 E Davis Rd
Edinburg TX 78504

Phone: 956-686-7636, 739-9310

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

Lot 243 Evergreen Valley Estates Ph 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

Alma D Vela
Requesting Party (Signature)

3-1-16
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:

3/16/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15243

Mar. 1, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

E8250-02-000-0243-00

[1] OWNER: ANZALDUA, MARIA ROSARIO &
VELA, ALMA DELIA
3528 BUDDY OWENS AVE
MCALLEN, TX. 78504
Telephone No. 686-7636

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. PH 2
LOT 243
3-28-06/NA/F

[2] CONTRACTOR: SELF

LOCATION: 0 M. CRISTO & VALVERDE

[3] WATER SYSTEM: N AL

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: BRIC

[5] SIZE OF STRUCTURE: 2,768 Sq. Ft.

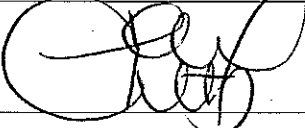
[10] EST. COST OF CONST.: \$96,880

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:50' BACK:35' SIDES:6'
MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

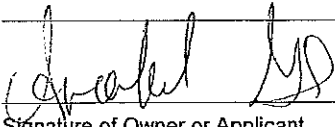
FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 3/1/16

OTHER _____
TOTAL AMOUNT \$30.00

Guillermo Rgdr
Approved by _____ Date 3/1/16

Light [X] Water [X]
Flood Zone: NO 480334 Pct: 4
Panel No. /Suffix: _____
Community No.: 0325D
Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 3/1/16

- 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.

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: February 12, 2016

Grantor: ANA YVETTE MORALES, a single person,
and JOSE LEAL and wife, MARIA LEAL

Grantor's Mailing Address (including county): 2904 N. Mon Mack Road
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: MARIA ROSARIO ANZALDUA and ALMA DELIA VELA

Grantee's Mailing Address (including county): 2722 Jonquil Lane
Pharr, Texas 78577
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED TWENTY AND NO/100THS DOLLARS (\$179,920.00), of which the sum of \$30,000.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot Two Hundred Forty-three (243), EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive Covenants recorded in VOLUME 429, PAGE 465, DEED RECORDS, AND CLERK'S FILE NO. 1432170, OFFICIAL RECORDS, AND VOLUME 47, PAGE 85, MAP RECORDS HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated December 5, 1927, recorded in Volume 407, Page 565, Deed Records; dated August 25, 1936, recorded in Volume 18, Page 377, Oil and Gas Records; dated June 12, 1953, recorded in Volume 776, Page 319, Deed Records; dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records; and dated October 10, 1980, recorded in Volume 1699, Page 612, Deed Records, Hidalgo County, Texas, and subsequent

transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument(s) dated March 17, 2005, recorded under Clerk's File No. 1483629, Official Records; dated March 17, 2005, recorded under Clerk's File No. 1483766, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant and/or reservation in instrument(s) dated March 30, 1929, recorded in Volume 302, Page 25, Deed Records; dated March 30, 1929, recorded in Volume 302, Page 35, Deed Records, dated April 24, 1936, recorded in Volume 417, Page 74, Deed Records; recorded in Volume 548, Page 283, Deed Records, recorded in Volume 551, Page 27, Deed Records, and recorded in Volume 429, Page 468, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated March 18, 1936, recorded in Volume 15, Page 128, Oil and Gas Records, dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records; dated March 9, 1943, recorded in Volume 49, Page 87, Oil and Gas Records; dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records; dated July 1, 1944, recorded in Volume 65, Page 29, Oil and Gas Records; dated June 29, 1964, recorded in Volume 289, Page 133, Oil and Gas Records; dated July 1, 1964, recorded in Volume 289, Page 427, Oil and Gas Records; dated March 12, 1965, recorded in Volume 296, Page 64, Oil and Gas Records; dated March 19, 1965, recorded in Volume 296, Page 492, Oil and Gas Records; dated December 6, 1982, recorded in Volume 424, Page 154, Oil and Gas Records; dated December 10, 1982, recorded in Volume 424, Page 175, Oil and Gas Records; and dated September 14, 1982, recorded in Volume 424, Page 180, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated December 9, 1982, recorded in Volume 1862, Page 144, Official Records; and recorded in Volume 2630, Page 478, Volume 2630, Page 481, Volume 2630, Page 484, Volume 2643, Page 149, Volume 2634, Page 98, Volume 2670, Page 243, Volume 2839, Page 514, Volume 2839, Page 757, Volume 2864, Page 785, Volume 2616, Page 978, Volume 2617, Page 1, Volume 2885, Page 736, Volume 2885, Page 748, Volume 2839, Page 517, and Volume 2839, Page 529, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated October 6, 1989, recorded in Volume 2872, Page 798, Volume 2872, Page 800, and Volume 2872, Page 802, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated January 11, 1994, recorded under Clerk's File No. 371812, Official Records; and recorded under Clerk's File Nos. 420798, 420799, 420800, 420801, 420802, 420803, 420804, 420805 and 420806, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) recorded under Clerk's File No. 518064, 523124, 523125, 1146920, 1148173, and 1409148, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Designation of Unitization dated March 27, 1990, recorded in Volume 2896, Page 32, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease(s) dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, and dated March 13, 2006, recorded under Clerk's File No. 1614578, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 herein or not.

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to said property reserved in instruments dated March 17, 2005, recorded under Clerk's File Nos. 1483629, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement, as set forth in instrument recorded in Volume 275, Page 490, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 275, Page 497, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 429, Page 465, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 443, Page 438, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 443, Page 440, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 448, Page 552, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 449, Page 371, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 455, Page 585, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 457, Page 227, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 461, Page 125, Deed Records, Hidalgo County, Texas.

Easement, as set forth in instrument recorded in Volume 875, Page 497, Deed Records, Hidalgo County, Texas.

Agreement dated April 26, 1957, recorded in Volume 201, Page 234, Deed Records, Hidalgo

County, Texas.

Agreement dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records, Hidalgo County, Texas.

Agreement dated May 30, 1962, recorded in Volume 1064, Page 435, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of DELTA LAKE IRRIGATION DISTRICT.

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

Taxes for the year 2016 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

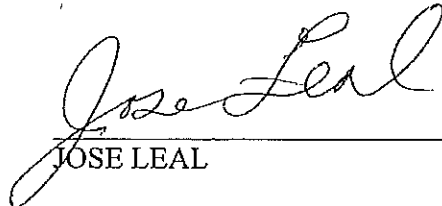
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the sum of \$30,000.00 being part of the above described ONE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED TWENTY AND NO/100THS DOLLARS (\$179,920.00) note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS, without recourse against Grantor.

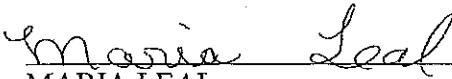
When the context requires, singular nouns and pronouns include the plural.



ANA YVETTE MORALES



JOSE LEAL

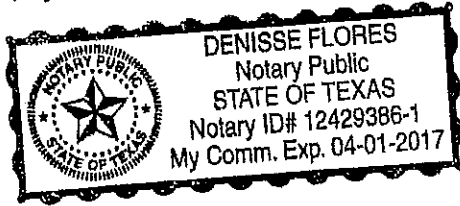


MARIA LEAL

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 12 of February
2016, by ANA YVETTE MORALES.



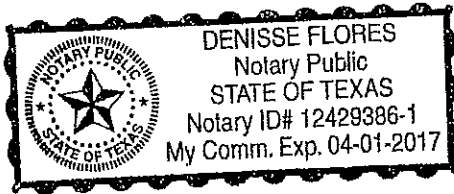
[Handwritten Signature]

Notary Public, State of Texas

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 12 of February
2016, by JOSE LEAL and wife, MARIA LEAL.



[Handwritten Signature]

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MARIA ROSARIO ANZALDUA and ALMA DELIA VELA
2722 Jonquil Lane
Pharr, Texas 78577

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 903853; MR:bc



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: 4-15241

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: Jorge G. Garcia

Address: 1215 Kokopelli Dr.
Edinburg, Texas
78541

Phone: (956) 457-8374

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>4/18/11</u> <u>3/2/16</u>

Water Supplier: North Alamo Water

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

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

regarding the land described as:

Tierra De Santa Cruz Lot # 03

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 7/18/11);

(verified by [Signature]);

3/3/16 [Signature]
(verified by);

3/2/18 [Signature]
(verified by);

(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

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15241

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: Jorge G. Garcia

Address: 1215 Kokopelli Dr.
Edinburg, Texas 78541

Phone: (956) 457-8374

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

Tierra de la Santa Cruz Lot 003

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)

3-3-2016
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:

3/16/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15241
Mar. 1, 2016

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

T4770-00-000-0003-00

[1] OWNER: GARCIA, JORGE GUADALUPE
GARCIA, ERIKA GABRIELA
1215 KOKOPELLI DR
EDINBURG, TX 78541
Telephone No. 457-8374

[7] LEGAL DESC./NAME OF SUBDIVISION
TIERRA DE SANTA CRUZ LOT#3

[2] CONTRACTOR: SELF

LOCATION: 0 2812 & BRUSHLINE

[3] WATER SYSTEM: N AL

[8] SEWAGE: EXIST

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

[9] CONSTRUCTION TYPE: BLOC

[5] SIZE OF STRUCTURE: 4,186 Sq. Ft.

[10] EST. COST OF CONST.: \$35,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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 35' . 18" ABOVE CNTR LINE OF ST

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 03/01/16

OTHER _____
TOTAL AMOUNT \$30.00

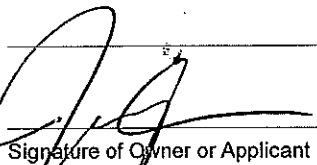

Approved by _____ Date 03/29/16

Light [] Water []

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

Community No.: 0325 D

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 3-1-2016

- 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.

30. u

2642596

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: August 24, 2015

Grantor: Santa Cruz Properties, Ltd, a Texas Limited Partnership
Grantor's Mailing Address:
P.O. Box 959
Edinburg, Texas 78540-0959

Grantee: Jorge Guadalupe Garcia and Erika Gabriela Garcia

Grantee's Mailing Address (including county):
1215 Kokopelli Dr.
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-Four Thousand Five Hundred Dollars and No Cents (\$34,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Carroll Whiteford, Trustee.

Property (including any improvements):

Lot(s) 03, Tierra de Santa Cruz Subdivision, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2223342

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated October 15, 2014, payable to the order of First Community Banl, National Association which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 2567894. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Tierra de Santa Cruz Subdivision, as shown on the plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2223342; and
13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress

at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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 the Purchase Note 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.

Santa Cruz Properties, Ltd, a Texas Limited Partnership

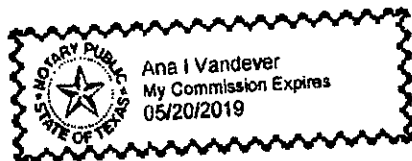
BY: Ruppert Company, L.L.C., a Texas Limited Liability Company, its General Partner

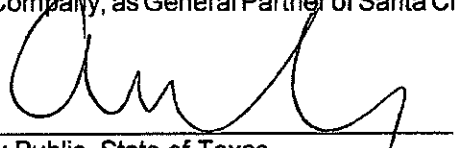
BY: 
Richard W. Ruppert, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 24 day of August, 2015, by Richard W. Ruppert, President of Ruppert Company, L.L.C., a Texas Limited Liability Company, as General Partner of Santa Cruz Properties, Ltd, a Texas Limited Partnership, a Texas Limited Partnership..




Notary Public, State of Texas



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

Septic
Tank System
Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: D/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: Osbel Flores

Address: 1402 Samantha St.
Mission, TX. 78574

Phone: 687-0148

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

Water Supplier: SWSC

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

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

regarding the land described as: Anali Subdivision lots 1-12

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

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

- yes A plat has been prepared; (Date approved 2-23-14);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jn Castillo);
- 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 Jn Castillo);
- 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 Jn Castillo);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

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: Osbel Flores

Address: 1402 Samanta Street

Mission, Texas 78574

Phone: (956) 687-0148

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Anali Subdivision: A 10.09 acre tract of land being all of Lot 111, Block 4, La Homa

Ranch Citrus Groves Subdivision, Hidalgo County, Texas.
Anali Subdivision Lots 1-12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Osbel Flores
Requesting Party (Signature)

2/05/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

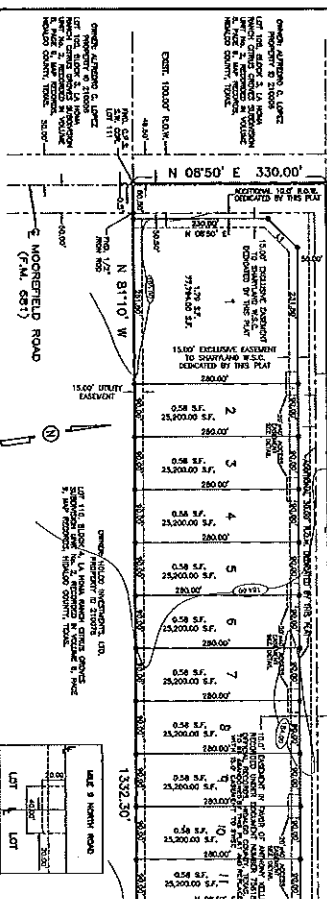
.....
This part to be filled out by receiving county official:

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

2/1/16
Date

Flore. Castillo
County Official

OWNER: [Name], 1100 [Address], [City, State, Zip]
 PROJECT: [Project Name]
 DATE: [Date]

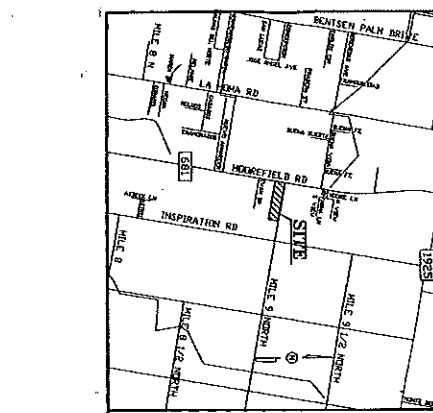


SCALE: 1" = 100'

LINE DATA TABLE

LINE NO.	BEARING	LENGTH
1	N 89° 53' 20" E	330.00'
2	S 87° 10' E	330.00'
3	N 87° 10' W	330.00'
4	E 08° 53' 20" W	330.00'

- 1-12. [Detailed survey data and notes for each lot, including bearings, distances, and area calculations.]
13. [Notes regarding easements and property boundaries.]
14. [Notes regarding survey methods and instruments used.]
15. [Notes regarding the location of the plat and any adjacent properties.]



LOCATION OF SUBDIVISION WITH RESPECT TO THE ENVIRONMENTAL...
 PROPERTY CONTACTS:
 [List of adjacent property owners and their contact information.]

SUBDIVISION PLAT OF: ANALI SUBDIVISION

A 10.09 ACRE TRACT OF LAND BEING ALL OF LOT 111, BLOCK 4, LA HONIA RANCH CHRIS GROVES SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO APPARANT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 24987271, ORIGINAL RECORDS, HIDALGO COUNTY, TEXAS.



STATE OF TEXAS
 COUNTY OF HIDALGO

[Signature]
 DATE: SEPT. 15, 2015

HIDALGO COUNTY
 CERTIFICATE OF PLOT APPROVAL
 [Signature]
 DATE: [Date]

INDEX TO SHEETS:
 SHEET 1 - [Description of sheet 1]
 SHEET 2 - [Description of sheet 2]

STATE OF TEXAS
 COUNTY OF HIDALGO
 APPROVED BY DISTRICT CLERK
 [Signature]
 DATE: [Date]

HIDALGO COUNTY
 CERTIFICATE OF PLOT APPROVAL
 [Signature]
 DATE: [Date]

HIDALGO COUNTY
 CERTIFICATE OF PLOT APPROVAL
 [Signature]
 DATE: [Date]

STATE OF TEXAS
 COUNTY OF HIDALGO
 APPROVED BY DISTRICT CLERK
 [Signature]
 DATE: [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: DA

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:

Oso Valley Ventures, Ltd
Name: By: William A. Schwarz, President
Address: 5711 N. 10th Street
McAllen, Texas 78504
Phone: (956) 682-4128

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

LOS OSOS SUBDIVISION: A 20.00 ACRE TRACT OF LAND OUT OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, 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

Oso Valley Ventures, Ltd
By: William A. Schwarz, President

[Signature]
Requesting Party (Signature) 1/11/16
Date

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:

2/23/16
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

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956-973-7850

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

Existing
Septics.

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: Lyndel W. Bennett

Address: P.O. Box 365
La Blanca, TX 78558

Phone: (956) 464-4431

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:	<u>1 / 1</u>	<u>Re Installed</u> <u>3/1/16</u>

Water Supplier: WAWSC

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

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

regarding the land described as: Presidio Estates Unit 2 lots 1-32

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 2/23/16);

(verified by Jon Castillo);

(verified by [Signature]);

(verified by [Signature]);

(verified by Jon Castillo);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Existing
Septics.

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: KYNDEL W. BENNETT, PRESIDENT

Address: P.O. BOX 365

LA BLANCA, TX. 78558

Phone: 464-4431

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): PRESIDIO ESTATES UNIT 2 SUBD.

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)

10/29/15
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

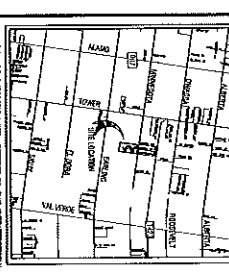
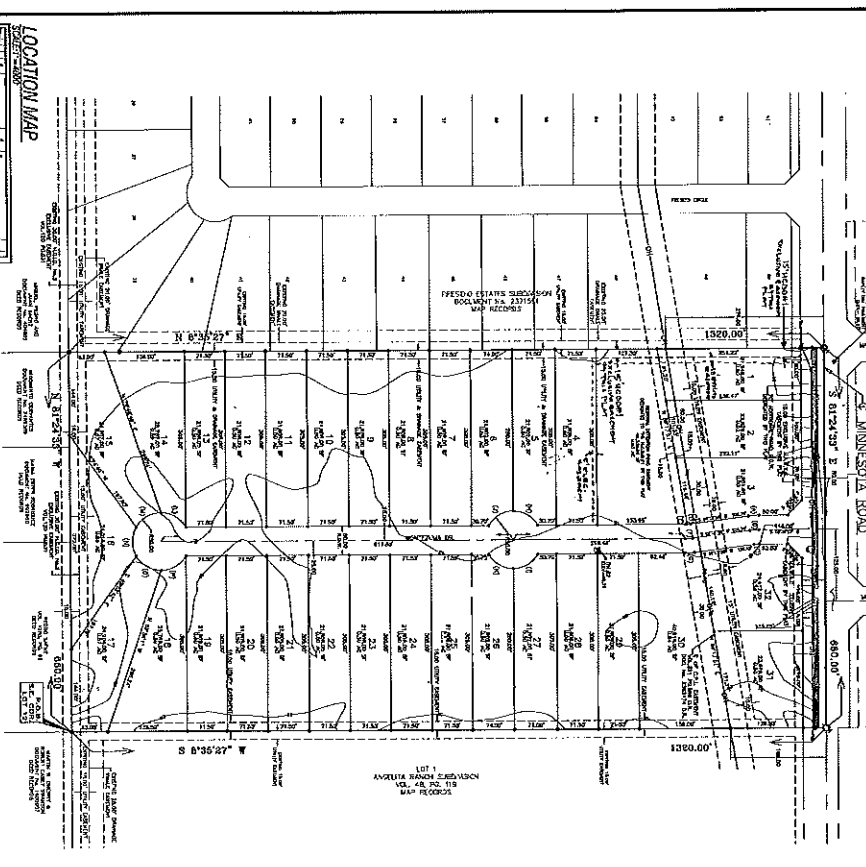
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd plat

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

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

2/23/16
Date

[Signature]
County Official



LEGEND table with symbols for easements, encroachments, and other features.

CHANGING TABLE table with columns for lot number, area, and other details.

METS AND BOUNDS

LEGAL description of the property, including references to previous surveys and maps.

RIGHT OF WAY EASEMENT

Text describing the right of way easement, its purpose, and the parties involved.

Signatures and stamps of the surveyor and other relevant parties.

- 1. GENERAL NOTES
2. RECORDING
3. EASEMENTS
4. ENCROACHMENTS
5. EASEMENTS

1. AN EASEMENT SHALL BE GRANTED TO THE STATE OF MINNESOTA...
2. THE STATE OF MINNESOTA SHALL HAVE THE RIGHT TO...
3. THE STATE OF MINNESOTA SHALL HAVE THE RIGHT TO...

PLAT OF PRESIDIO ESTATES UNIT 2 SUBDIVISION

LEGAL description of the property, including references to previous surveys and maps.

Signatures and stamps of the surveyor and other relevant parties.

Signatures and stamps of the surveyor and other relevant parties.

Signatures and stamps of the surveyor and other relevant parties.

K K Engineering Consultant logo and contact information.

GENERAL CONTRACTOR, ARCHITECT, ENGINEER, and other project roles.



PLANNING DEPARTMENT

Rev. 06-03-15

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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: NA

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: Laura Coffman

Address: P.O. BOX 700883
N. Allen, TX 78504

Phone: (956) 585-0042

Approved by Environmental Health:	Temporary Service	Final Service
<u>NA</u>	<u>NA</u>	<u>NA</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3 / 1 / 16</u>

Water Supplier: DAWSC

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as: Citrus Village Subdivision 1075 1-37

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 2/23/14);

(verified by Flor Castillo);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Castillo);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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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: D/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:

TOP FRUIT, INC.
Name: Laura Coffman, V.P.

Address: P.O. Box 720883
McAllen, Texas 78504

Phone: (956) 585-0042

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): CITRUS VILLAGE SUBDIVISION: A 20.01 ACRE TRACT OF LAND BEING OF LOTS 3 & 4, BLOCK 31, SANTA CRUZ GARDENS No.2, 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

TOP FRUIT, INC.
Laura Coffman, V.P.

Laura Coffman
Requesting Party (Signature)

1/7/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) Copy of subdiv. 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:

2/23/16
Date

Flor Castillo
County Official

