



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: 4-15440

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:

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

Name: Roberto TOVAR JR

Address: 511 ESAMANO
Edinburg Tx
78539

Phone: 956-802-5781

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: Rachitas Escudillas Lot # 82

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 4/16/15);
 (verified by [Signature]);
4-12-16 [Signature]
 (verified by [Signature]);
4-12-16 [Signature]
 (verified by [Signature]);
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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956-205-7049

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15440

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: Robert Toure JR

Address: 511 E. Samano
Edinburg Tx 78539

Phone: 956-802-5781

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

Ranchitas Escandidos Lot #82

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)

5-2-16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/4/16
Date

[Signature]
County Official

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

2643799

1. Date: August 4, 2015
2. Grantor: CWL, Limited, a Texas Limited Partnership
3. Grantor's Mailing Address: 506 E. Canton, Edinburg, Hidalgo County, Texas 78539
4. Grantee: ROBERTO TOVAR, JR.
5. Grantee's Mailing Address: 511 E. Samano, Edinburg, Hidalgo County, Texas 78539
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 Fifty Six Thousand Nine Hundred and No/100ths Dollars (\$56,900.00) 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 Eighty-Two (82), Ranchitos Escondidos Subdivision Phase 1-A, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2603420, Map Records, Hidalgo County, Texas.
8. Reservations from Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors and/or assigns forever:
 - A. All water in and under and that may be produced from the Property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license, and all benefits from it.
 - B. All right, title and interests of the minerals and mineral estate owned by Grantor, including, but not limited to all executory rights, all oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including, but not limited to, uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals and ores, whether known or unknown, and irrespective of the depth at which same may be found, and further, **without limitation** by the foregoing enumeration, **all other minerals and ores** of every kind and character, whether similar or dissimilar, **including** all minerals which may be produced or recovered by wells, bores, shafts, tunnels, open pits, strip or surface mines, or by any other methods, **even through such production** may **damage or destroy the surface estate**, together with the rights of ingress and egress in, on, over and upon said Property for the purpose of exploring, producing, mining, saving, storing, treating and marketing said minerals.
 - C. All rights to underground high temperature waters and other underground substances providing heat sources such as may now or hereafter be suitable for use in producing geothermal energy.

- D. If the mineral estate and/or underground water estate, is subject to existing production or existing leases, this reservation includes the production, the leases, and all benefits from them. Grantor and Grantee agree that any lease of any of the oil, gas and other minerals herein retained shall expressly provide the lessee thereof shall pay and full and adequate compensation for all use by such lessee of the surface of the leased premises and for all damages caused by or resulting from the exploration for and production of such minerals. The provisions of the preceding sentence shall constitute covenants running with the minerals hereby retained, and shall be binding upon the heirs, successors and assigns of the parties hereto.
9. Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the Property, to-wit:
- a) Restrictive covenants recorded under Clerk's File No. 2629353, Official Records and Map Records, Hidalgo County, Texas.
 - b) All prior reservations of whatever nature, including, but not limited to prior reservations of oil, gas and other minerals in, on or under the land herein conveyed; all prior easements of record and visible easements; all prior leases of whatsoever nature; all rights of parties in possession; all prior liens; all covenants affecting any and all of said property; any discrepancies, conflicts or shortages in boundary lines, any encroachments or any overlapping of improvements; and all taxes for the current year and subsequent years.
 - c) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
 - d) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
 - e) Easements or claims of easements that are not recorded in the public records.
 - f) Any encroachment, encumbrance, violations, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
 - g) Standby fees and taxes for the year 2015 and subsequent years.
 - h) All lots are restricted to commercial and/or residential use. No multi-family units are allowed on any of the lots in this subdivision.
 - i) Those items set out on Exhibit "B" attached hereto and made a part hereof for all purposes;
10. Condition of the Property: This Property is sold in its present physical "As Is" condition as set out in Exhibit "A" 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. Damages to the Surface Estate: By accepting this Deed, Grantee agrees that:
 - A. The mineral estate may disturb, invade, trespass and/or use (by any other terminology) the surface estate as may be necessary for the development of the mineral estate.
 - B. Grantee releases Grantor and Grantor's successor, heir and assigns [owners of the mineral estate] from any damages and/or claims of damages and/or compensation relating to such use, invasion, disturbance, and/or trespass (by any other terminology) by the mineral estate.
 - C. Grantee will only seek damages and/or compensation from the Lessee of the mineral estate as to any such use, invasion and/or trespass and will defend and indemnify Grantor as to such damages and/or compensation.
 - D. This provision applies to Grantee and Grantee's heirs, successors and/or assigns.

18. Signature:

CWL LIMITED
By: THREE, L.L.C.

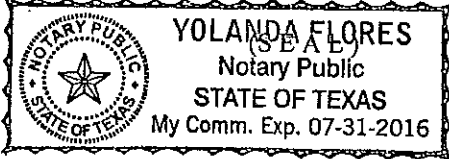
By: Forrest L. Runnels
Forrest L. Runnels, Vice Pres

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 10th day of Aug, 2015, by Forrest L. Runnels Vice Pres of Three, L.L.C., a Texas Limited Liability Company, on behalf of such LLC., as General Partner of CWL, Ltd., a Texas Limited Partnership, on behalf of said partnership.



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

Exhibit "A"

Grantee is accepting the property "As is", "where is" and "With all faults" and without any representation and/or warranty by Seller of any kind or character, express or implied, with respect to the property, (except those set out in the warranty of title) including, but not limited to: Zoning and tax consequences; Physical or environmental conditions; availability of access, ingress or egress; operating history or projections; Governmental approvals, governmental law and/or regulations; Things relating to or affecting the property, including, without limitation: (1) the value, condition, merchantability, marketability, profitability, habitability, suitability or fitness for a particular use or purpose of the property; (2) the manner or quality of the construction or materials incorporated into any of the property; (3) the manner, quality, and/or state of repair or lack of repair of the property; and (4) the performance of the work by contractors and consultants. **Further, Buyer hereby releases Seller from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including, but not limited to asbestos, water damage, lead paint and/or mold, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Buyer, its agents, or representatives.**

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15440
Apr. 12, 2016

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

R0941-01-000-0082-00

[1] OWNER: TOVAR, ROBERTO

[7] LEGAL DESC./NAME OF SUBDIVISION
RANCHITOS ESCONDIDOS PH. 1-A
LOT#82

511 SAMANO RD
EDINBURG, TX 78539

Telephone No. 802-5781

LOCATION: 0 SHARP & ROGERS

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$30,000

[5] SIZE OF STRUCTURE: 1,280 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.

Special Conditions: No construction allowed over any easements.


MUST COMPLY WITH ALL COUNTY SETBACKS AND
REGULATIONS FRONT 85' REAR 30' BOTH SIDES 15'
18" TOP OF CURB

**FOR COUNTY USE ONLY
APPLICATION FEES**


Prepared by


04/12/2016
Date

OTHER _____
TOTAL AMOUNT \$30.00


Approved by

03/31/2016
Date

Light [X] Water [X]
Flood Zone: NO
Panel No. /Suffix: _____ Pct: 4


Signature of Owner or Applicant

4-12-16
Date

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.



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Rev. 06-03-15

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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: 4-15474

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: Annette Ortiz

Address: 911 San Mateo St.
San Juan TX 78589

Phone: 956-598-1189

Approved by	Temporary Service	Final Service
Environmental Health: _____	_____	<u>Chardo Ray</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>7/12/16</u>

Water Supplier: WASC NAWES

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

Account/ESI No.: 305591-001
 Temporary Pole Permanent Service

regarding the land described as:

Eldora Heights mobileHome subdivision, Phase 3 10HH303

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 3/16/07);

(verified by [Signature]);

(verified by Chardo Ray);

(verified by Chardo Ray);

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-152474

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: Annette Ortiz

Address: 911 San Mateo St

San Juan TX 78587

Phone: 956-598-1189

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

Eldora Heights #3 lot #303

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)

4-21-16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/4/16
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: March 17, 2016

Grantor: Eldora Heights, L.L.C., a Texas Limited Liability Company
Grantor's Mailing Address:
P.O. Box 5848
McAllen, Texas 78502

Grantee: Annette Ortiz
First Grantee's Social Security Number: [REDACTED]

Grantee's Phone Number: (956) 242-3360
Grantee's Mailing Address (including county):
913 San Ignacio
San Juan, Texas 78589
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 Eighteen Thousand Five Hundred Dollars and No Cents (\$18,500.00), 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 John G. Phillips, Trustee.

Property (including any improvements):

Lot 303, Eldora Heights Mobile Home Subdivision, Phase III, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 44, Pages 64 and 65, of the Map Records, Hidalgo County, Texas.

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, and there is also 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.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;
9. Taxes for the current year which shall be paid by Grantee and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. Restrictive covenants recorded under Document No. 1292119, Official Records, Hidalgo County, Texas.
12. Minimum building setback lines shall be: front 20 feet; side 6 feet except on lots adjacent to a street it shall be 20 feet; rear 20 feet from the lot line or easement line, whichever is greater; utility easements as shown on map of Eldora Heights Mobile Home Subdivision, Phase IV, recorded in Volume 44, Pages 64 and 65, Map Records of Hidalgo County, Texas.

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

Administrators, and successors to warrant and forever defend all and singular the property to Grantee
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.

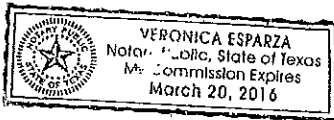
Amistad Finance, LLC, a Texas Limited Liability Company

By: John G. Phillips
John G. Phillips, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 26 day of March, 2015, by John G.
Phillips, President of Amistad Finance, LLC, a Texas Limited Liability Company.

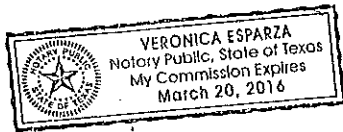


Veronica Esparza
Notary Public, State of Texas

AFTER RECORDING RETURN
TO:

Software by ReMerge-It.com
(956) 630-9401
www.ReMerge-It.com

Amistad Finance, LLC
P.O. Box 5848
McAllen, Texas 78502



Chapter 232 Texas LGC Application

APPLICATION NO:
4-15474
Apr. 21, 2016

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

E5038-03-000-0303-00

[1] OWNER: ORTIZ, ANNETTE

[7] LEGAL DESC./NAME OF SUBDIVISION
ELDORA HEIGHTS PH 3 LOT-303

911 SAN MATEO ST
SAN JUAN, TX 78589

Telephone No. 598-1189

LOCATION: 0 R. LONGORIA & ELDORA

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$6,000

[5] SIZE OF STRUCTURE: 840 Sq. Ft.

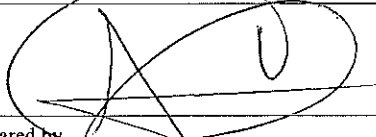
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS AND
REGULATION FRONT 20' REAR 20' BOTH SIDES 6'
18' TOP OF CENTER LINE.

**FOR COUNTY USE ONLY
APPLICATION FEES**



Prepared by

04/20/2016
Date

OTHER _____
TOTAL AMOUNT \$60.00

Light Water


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


Approved by

04/19/2016
Date

Community No.: _____

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant

04/19/2016
Date

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

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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: 4-154910

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: Carla Saenz
Carla Saenz
Name: ~~Carla Saenz~~

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Chau...</u>
Date Approved:	<u>1/1</u>	<u>No Installd & 4/12/11</u>

Address: 200 6746
McAllen Tx
78502

Water Supplier: Edinburg City

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

Phone: 956-873-4855

Account/ESI No.: DIA
 Temporary Pole Permanent Service YES

regarding the land described as: Los Venados Plat. Co 10th 630

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; (Date approved 10/23/05);
- A plat has been reviewed and approved by the Commissioners Court; (verified by Carla Saenz);
- 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; (verified by Chau...);
- 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 Chau...);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Chau...);

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: 4-15496

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: Carla Saenz Carla Saenz

Name: ~~George Alvarez~~

Address: P.O. Box 6746
McAllen Tx 78502

Phone: 956 - 873 - 4855

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

Los Venados Plat 6 lot #630

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Carla Saenz
Carla Saenz
Requesting Party (Signature)

4-27-16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/4/16
Date

[Signature]
County Official

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

Assumption Warranty Deed

Date: April 13, 2016

Grantor: LUCILA THELMA SAENZ, owning, occupying and claiming other property as homestead

Grantor's Mailing Address:

12200 N. Conway Ave.
Mission, Texas 78573

Grantee: CARLA SAENZ, as her separate property

Grantee's Mailing Address:

2214 River Drive
Edinburg, Texas 78539

Consideration:

Cash paid out of Grantee's separate property, and Grantee's assumption of and agreement to pay, according to the note's terms, the remaining principal and earned interest on the note in the original principal sum of FIFTY-FOUR THOUSAND AND NO/100 DOLLARS (\$54,000.00) dated September 14, 2015, executed by LUCILA THELMA SAENZ, and payable to the order of MARIN GARZA and wife, PEGGY GARZA. The note is secured by an express vendor's lien and superior title retained in a deed dated September 14, 2015, recorded in County Clerk File No. 2015-2646500 of the real property records of Hidalgo County, Texas, and additionally secured by a deed of trust dated September 14, 2015, from LUCILA THELMA SAENZ to Ciro Ochoa, Jr., trustee, recorded in County Clerk File No. 2015-2646501 of the real property records of Hidalgo County, Texas. As further consideration Grantee promises to keep and perform all the covenants and obligations of the grantor named in that deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

All of Lot 630, LOS VENADOS SUBDIVISION, PHASE VI, Hidalgo County, Texas, according to the map recorded in Volume 49, Pages 30 thru 37, Map Records in the Office of the County Clerk of Hidalgo County, Teas, reference to which is here made for all purposes

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

Grantor conveys the property to Grantee as Grantee's separate property.

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

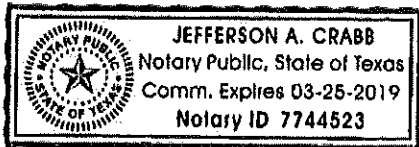
NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR TO ANY TAXES DUE ON THE PROPERTY.


LUCILA THELMA SAENZ

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 13, 2016, by LUCILA THELMA SAENZ.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF &
AFTER RECORDING RETURN TO:
Law Office of Jefferson A. Crabb
3019 W. Alberta Road
Edinburg, Texas 78539-3118

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15496

Apr. 26, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

L6446-06-000-0630-00

[1] OWNER: SAENZ, LUCILA THELMA

6013 N. 10TH
MCALLEN, TX. 78540

Telephone No. 873-4855

[7] LEGAL DESC./NAME OF SUBDIVISION

LOS VENADOS PH VI

LOT #630

4/8/16 SEE PENDING

LOCATION: 0 281 & 490

[2] CONTRACTOR:

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$295,000

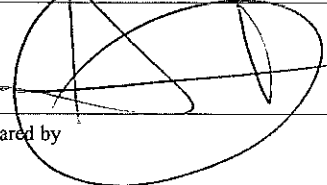
[5] SIZE OF STRUCTURE: 5,309 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

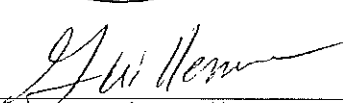
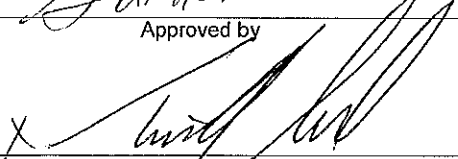
[6] USE OF BUILDING: RES.

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS AND
REGULATIONS FRONT 100' REAR 15' BOTH SIDES 20'
18" TOP OF CENTER LINE

Prepared by 

04/26/2016
Date

Approved by 


04/25/2016
Date

Signature of Owner or Applicant

4-26-16
Date

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: MI
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.

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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956-968-4734
956-973-7850

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

Precinct 1 2 3 4
Application No: 4-10465

T.J. Arredondo, CFM
Director of Planning

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: Juan F Perez

Address: 923 sundance drive
Edinburg 78542

Phone: 956 243 7107

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>4 12 16</u>

Water Supplier: N.A.W.S.C.

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

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

regarding the land described as:

Evergreen valley Est # 2 Lot 103

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 3/15/15);
 (verified by Manny Cardenas);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
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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: 4-10465

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: Juan F Perez

Address: 923 Sundance Drive
Edinburg 78542

Phone: 956 243 7107

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

Evergreen Valley Est. #2 Lot #103

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Juan F Perez
Requesting Party (Signature)

4/27/10
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMT 4-10465

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

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

5/4/10
Date

[Signature]
County Official

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

DEED OF TRUST

Date: June 8, 2009

Grantor: Juan Francisco Perez
Grantor's Mailing Address (including county):
923 Sundance
Edinburg, Texas 78539
Hidalgo County, Texas

Trustee: Nancy Scurlock
Trustee's Mailing Address (including county):
3714 S. Exp. 281
Edinburg, Texas 78539
Hidalgo County, Texas

Beneficiary: Evergreen Valley Inc., a Texas Corporation
Beneficiary's Mailing Address:

3714 S. Exp. 281
Edinburg, Texas 78539

Note:

Date: June 8, 2009
Amount: Thirty-Seven Thousand Four Hundred Fifty and no/100's (\$37,450.00)
Maker: Juan Francisco Perez

Payee: Evergreen Valley Inc., a Texas Corporation

Property (including any improvements):

Lot(s) 103, Evergreen Valley Estates, Phase II, as shown by the map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas

Other Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated August 10, 2004, payable to the order of First National Bank 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 1380418. 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. Also, a lien securing a promissory note (the "Prior Note"), dated August 10, 2004, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership 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 1380419. 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;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;

JFP

Grantor shall reserve payments or subsequent payments to be made on the note. Any deficiency shall be paid by Grantor to Beneficiary required by applicable federal law, or if federal law does not apply to maintaining escrow accounts with respect the Property, before month prior to the date when such premiums, taxes and assessments shall become delinquent. Unless prohibited by federal law, transfer of legal title to the Property shall automatically transfer the interest of Grantor in all sums deposited with Beneficiary under the provisions hereof or otherwise. When the text requires, singular nouns and pronouns include the plural.

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Deed of Trust.

Juan F. Perez
Juan Francisco Perez

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 8th day of June 2009, by Juan Francisco Perez

Cynthia L. Martinez
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Evergreen Valley, Inc.
3714 S. Exp. 281
Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO:
4-10465
Apr. 5, 2011

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

E8250-02-000-0103-00

[1] OWNER: PEREZ, JUAN FRANCISCO

923 SUNDANCE
EDINBURG, TX. 78542
Telephone No. 243-7103

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. #2
LOT 103

[2] CONTRACTOR: SELF

LOCATION: 0 MILE 20 & BRUSHLINE

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

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

[9] CONSTRUCTION TYPE: BLOC

[5] SIZE OF STRUCTURE: 3,197 Sq. Ft.

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

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY WALL REGULATIONS & SETBACKS
FRONT 50' SIDE'S 6' REAR 35' FINISH FLOOR OF ELEV.
18" CENTERLINE OF STREET.

FOR COUNTY USE ONLY APPLICATION FEES

Jose C. Castillo 4-5-11
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 03050 Pct: 4
Panel No. /Suffix: U90334

Community No. U90334

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.

Francisco 3-30-11
Approved by Date

Juan Perez 4-5-11
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.



PLANNING DEPARTMENT

Rev. 06-03-15

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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: 4-15489

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: Matilde Garza

Address: PO Box 2198
San Juan TX
78589

Phone: (956) 438-1287

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>Charles R...</u>
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>4 125 116</u>

Water Supplier: MAWS

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

Account/ESI No.: MVEC
 Temporary Pole Permanent Service

regarding the land described as:

El Dora Heights Phase 2 lot 176 San Juan TX. 78589.

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 8/13/03);

(verified by [Signature]);

(verified by Charles R...);

(verified by Charles R...);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15489

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: Matilde Garza

Address: PO Box 2198

San Juan TX. 78589

Phone: (956) 438-1287

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

El Dora Heights Phase 2 Lot 176 San Juan TX. 78589

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Matilde Garza
Requesting Party (Signature)

4/25/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/4/16
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: December 1, 2015

Grantor: Eldora Heights, L.L.C., a Texas Limited Liability Company
Grantor's Mailing Address:
P.O. Box 5848
McAllen, Texas 78502

2670471

Grantee: Matilde Garza
First Grantee's Social Security Number: [REDACTED]

Grantee's Phone Number: (956) 438-281
Grantee's Mailing Address (including county):
700 Maldonado, Apt #9W
San Juan, Texas 78589
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 Nineteen Thousand Dollars and No Cents (\$19,000.00), 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 John G. Phillips, Trustee.

Property (including any improvements):

Lot(s) 176, Eldora Heights Mobile Home Subdivision, Phase II, an addition to the city of San Juan, Texas, as shown by the map or plat thereof recorded in Volume 41, Pages 111-114, Map Records, Hidalgo County, Texas

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; and there is also 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.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;
9. Taxes for the current year which shall be paid by Grantee and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. Restrictive covenants recorded under Documents No. 1158409 and 1831141, Official Records, Hidalgo County, Texas.
12. Minimum building setback lines shall be: front 20 feet; side 6 feet except on lots adjacent to a street it shall be 20 feet; rear 20 feet from the lot line or easement line, whichever is greater; utility easements as shown on map of Eldora Heights Mobile Home Subdivision, Phase II, recorded in Volume 41, Pages 111-114, Map Records of Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators,

ors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and
ssors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors,
ministrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same
ny part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through,
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.

This conveyance is subject to the following:

1. There is no access whatsoever for any reason from Eldora Road across the property line of subject
property which is adjacent to Eldora Road.
2. No residential structure may be lived in until a six (6) foot solid fence built of wood or masonry construction
is built along the property line of subject property that is adjacent to Eldora Road. Said fence is to be
located from the rear property line to the front set back line. Said fence must be maintained by Grantee
and Grantee's heirs, executors, administrators, successors and assigns forever. Failure to maintain said
fence shall make the subject property not eligible to be used for residential purposes.

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

ACCEPTANCE OF THE DEED:

Matilde Garza
Matilde Garza

Eldora Heights, L.L.C., a Texas Limited Liability Company

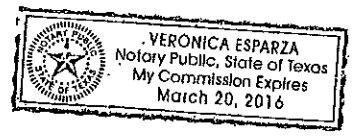
BY: John G. Phillips
John G. Phillips, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1 day of December, 2015, by Matilde Garza.

Veronica Esparza
Notary Public, State of Texas



(Acknowledgment)

Texas
County of Hidalgo

This instrument was acknowledged before me on the 1 day of December, 2015, by John G. Phillips, resident, President of Eldora Heights, L.L.C., a Texas Limited Liability Company on behalf of said Texas Limited Liability Company.

Veronica Esparza
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Eldora Heights, L.L.C.
P.O. Box 5848
McAllen, Texas 78502

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15489

Apr. 25, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

E5038-02-000-0176-00

[1] OWNER: GARZA, MATILDE

[7] LEGAL DESC./NAME OF SUBDIVISION
ELDORA HEIGHTS PH 2 LOT#176

PO BOX 2198
SAN JUAN, TX 78589

Telephone No. 438-1287

LOCATION: 0 ELDORA & C. CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$17,579

[5] SIZE OF STRUCTURE: 1,056 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS AND
REGULATION FRONT 25' REAR 20" NORTH SIDE 6'
SOUTH 25' -18" TOP OF CENTER LINE

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

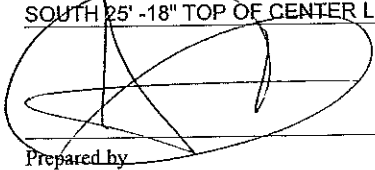
Water [X]

Flood Zone: MI
Panel No. /Suffix: 48 033 4 Pct: 4

Community No.: 0425-E

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

04/25/2016
Date

P103
Approved by

04/14/2016
Date

X Matilde Garza
Signature of Owner or Applicant

X 4/25/16
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.



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: 4-11827
~~4-13615~~

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: Maynor A. Alvarado

Address: 1431 Seminole Dr.
Alamo TX.
78516

Phone: (956) 483-3519

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chardo Pansa</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Pre Installed</u> <u>4 12 11 6</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: Seminole valley #4 Lot # R

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

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

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

(Date approved 8/9/05);

(verified by [Signature]);

(verified by Chardo Pansa);

(verified by Chardo Pansa);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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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: 4-11827

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: Maynor Arturo Alvarado
Address: 1431 Seminole Dr.
Alamo TX 78516
Phone: 956-429-9768

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

Seminole valley #4 lot #18

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maynor Alvarado
Requesting Party (Signature)

04/21/14
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:

5/4/14
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

2311279

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

Date: May 21, 2012

Grantor: Jack McClelland
Grantor's Mailing Address:
2614 West Freddy Gonzalez
Edinburg, Texas 78539

Grantee: Maynor A. Alvarado and Clara Maria Guadalupe Gaytan

Grantee's Phone Number: (956) 483-3519
Grantee's Mailing Address (including county):
1312 E. Mahl
Edinburg, Texas 78554
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-One Thousand Four Hundred Dollars and No Cents (\$31,400.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Alan D. Monroe, Trustee.

Property (including any improvements):

Lot(s) 18, Seminole Valley Subdivision No. 4, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 48, Page 146-148, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;

8. 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;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Seminole Valley Subdivision, No. 4, as shown on the plat thereof, recorded in Volume 48, Page 146-148, Map records of Hidalgo County, Texas;
12. Subdivision Restrictions filed for record under in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property;
13. A lien securing a promissory note (the "Prior Note"), dated April 22, 2004, payable to the order of First National Bank 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 1332964. 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.

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.

If this interest 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 interest and payable under the Lease.

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.

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.

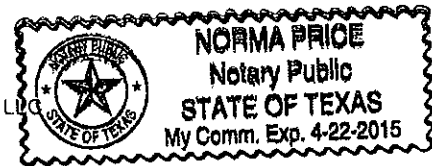
Jack McClelland
Jack McClelland

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 24th day of May, 2012, by Jack McClelland.

Norma Price
Notary Public, State of Texas



Software by ReMerge-It, LLC
(956) 630-9401
Sales@ReMerge-It.com

AFTER RECORDING RETURN TO:

Jack McClelland
2614 West Freddy Gonzalez
Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO: 4-11827 Sep. 21, 2012

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

S2440-04-000-0018-00

[1] OWNER: ALVARADO, MAYNOR A. & CLARA 1431 SEMINOLE VALLEY DR. ALAMO, TX. 78516 Telephone No. 483-3519

[7] LEGAL DESC./NAME OF SUBDIVISION SEMINOLE VALLEY #4 LOT 18

LOCATION: 0 OWASSA & C. CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

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

[5] SIZE OF STRUCTURE: 3,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES.ZONE-B

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ALL REGULATIONS & SETBACKS FRONT 25' SIDE 6' REAR 60' SIDE 10'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

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.

Prepared by [Signature] Date 9-21-12

Approved by [Signature] Date 9-21-12

Signature of Owner or Applicant [Signature] Date 9/21/2013

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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: 4-15430

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:

Guadalupe Leal
Name: Veronica Zaldivar

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature <u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>4/14/16</u>

Address: 2918 Penelope Dr
Edinburg, TX 78542

Water Supplier: North Alamo Water Supply Corp.

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

Phone: (956) 685-7600

Account/ESI No: 305220001
 Temporary Pole Permanent Service

regarding the land described as:

Guerra's Acres Lot #10.

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 2/26/08);

(verified by [Signature]);

(verified by [Signature] 4/19/16);

(verified by [Signature] 4/14/16);

(verified by [Signature]);

[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
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)
4-15430

Application No:

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

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

PARTY MAKING REQUEST:

Name: Guadalupe Leaf
Veronica Zaldivar

Address: 2910 Penelope Dr.
Edinburg, TX 78542

Phone: (956) 687-7600

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

Guerra's Acres Lot # 10

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] 4/21/16
Veronica Zaldivar
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/4/16
Date

[Signature]
County Official

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

SPECIAL WARRANTY DEED

Date: MARCH 1, 2016

Grantor: MARIA ANGELICA GUERRA

Grantor's Mailing Address (including county): 5811 ROGERS RD
Edinburg, Hidalgo County, Texas 78542

Grantee: GUADALUPE LEAL

Grantee's Mailing Address (including county): 1116 W. SAMANO ST
Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): LOT #10 OF SUBDIVISION PLAT OF GUERRA'S ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLA THEREOF RECORDED IN VOLUME 54, PAGE 187 OF THE REAL PROPERTY RECORDS OF HIDALGO COUNTY, TEXAS ON MARCH 4, 2008, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations From and Exceptions to Conveyance and Warranty:

All that part owned or claimed by Hidalgo County Irrigation District No. 16;

Subject to Oil & Gas Leases of record;

Subject to easements of record;

Subject to Building Restrictions of record;

Subject to visible or apparent easements on or across the property herein described.

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 TO 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 conveyance and warranty.

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

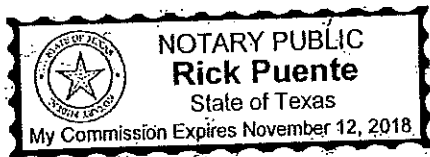



MARIA ANGELICA GUERRA

(Acknowledgement)

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 1st day of March 2016 by Maria Angelica Guerra.





Notary Public, State of Texas
My Commission Expires: 11-12-18

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15430
Apr. 11, 2016

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

G9557-00-000-0010-00

[1] OWNER: LEAL, GUADALUPE

1116 W SAMANO
EDINBURG, TX 78539
Telephone No. 292-1669

[7] LEGAL DESC./NAME OF SUBDIVISION
GUERRA'S ACRES LOT#10

LOCATION: 0 ALAMO & ROGERS

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$8,000

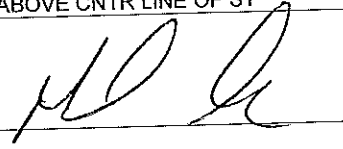
[5] SIZE OF STRUCTURE: 1,000 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

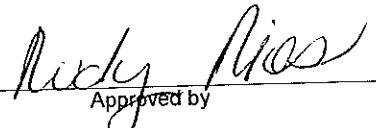
[6] USE OF BUILDING: RES.MH.ZONE.X

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'
REAR 40' . 18" ABOVE CNTR LINE OF ST

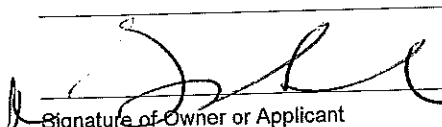
FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 04/11/16

OTHER _____
TOTAL AMOUNT \$30.00


Approved by _____ Date 04/11/16

Light [] Water []
Flood Zone: NO 480334 Pct: 4
Panel No. /Suffix: _____


Signature of Owner or Applicant _____ Date 4/11/16

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.



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: 4-13531

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: Edoney Peña

Address: P.O. Box 334
LASAM TX 78561

Phone: (956) 363-1135

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

Water Supplier: North Alamo Water Supply Corp

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

Account/ESI No.: 306199-091
 Temporary Pole Permanent Service

regarding the land described as:

Albetta Est. NO. 2 Lot #43

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;
- 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 02-5-92);

(verified by Muniz);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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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: 4-15531

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: Edoney Peña

Address: P.O. Box 334
LASANA TX 78561

Phone: (956) 3

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

Albena Est. No. 2 104-443

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)

5-3-16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

5/4/16
Date

[Signature]
County Official

Doc-2706940

CHARGE: VLTC
GFW147148/AR

WARRANTY DEED WITH VENDOR'S LIEN

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

Date: April 18, 2016

Grantor: TELESFORO MORALES AND WIFE, OLIVERIA MORALES

Grantor's Mailing Address: 904 El Campo Drive
San Juan, Texas 78589
Hidalgo County

Grantee: EDONEY PENA, a single person

Grantee's Mailing Address: 11916 Old Ham
La Sara, Texas 78567
Hidalgo County

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of INTER NATIONAL BANK in the principal amount of THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100 (\$ 31,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to MICHAEL H. PATTERSON, Trustee.

Property (including any improvements):

All of Lot 43, ALBERTA ESTATES UNIT NO. 2, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 27, Page 176, 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:

1. Restrictive covenants as set forth in instrument recorded in Volume 3348, Page 750, Official Records and Volume 27, Page 176, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Minimum floor elevations; setback lines, easements and restrictions as shown on the map of Alberta Estates Unit No. 2, recorded in Volume 27, Page 176, Map Records of Hidalgo County, Texas.
4. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated April 13, 1981, recorded in Volume 1721, Page 92, Deed Records of Hidalgo County, Texas.
5. Underground irrigation pipeline easement as shown by instrument dated October 28, 1982, recorded in Volume 1810, Page 909, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 6, 1987, by and between Ila Mae Haddock, as Lessor, and Royal Oil and Gas Corporation, as Lessee, recorded in Volume 2499, Page 722, Official Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 14, 1987, by and between Albert H. Karcher, Jr. and wife, Helen N. Karcher as Lessor, and Royal Oil and Gas Corporation, as Lessee, recorded in Volume 2507, Page 29, Official Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Ila Mae Haddock, as Lessor, and Royal Oil and Gas Corporation, as Lessee, recorded in Volume 2530, Page 153, Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Hidalgo County Irrigation District No. 2, dated May 18, 1995, filed July 10, 1995 under Document Number 462327, Official Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deeds dated March --, 1960, recorded in Volume 975, Page 20; dated April 1, 1960, recorded in Volume 978, Page 322; dated January 27, 1965, recorded in Volume 1107, Page 910; dated September 30, 1982, recorded in Volume 1804, Page 329; dated October 15, 1982, recorded in Volume 1808, Page 508, all in the Deed Records dated July 24, 1987, recorded in Volume 2479, Page 871, Official Records of Hidalgo County, Texas.

Doc-2705940

- 11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 12. 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.
- 13. Standby fees, taxes and assessments by any taxing authority for the year 2016, 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.

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.

INTER NATIONAL BANK, 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 the superior title to the Property are retained for the benefit of INTER NATIONAL BANK and are transferred to INTER NATIONAL BANK without recourse against Grantor.

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

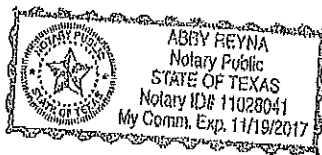
Oliveria

 TELESFORO MORALES
Oliveria morales

 OLIVERIA MORALES

STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on April 21st, 2016 by TELESFORO MORALES.

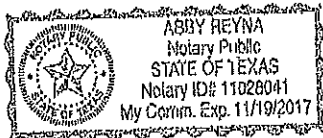


[Signature]

 NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

This instrument was acknowledged before me on April 21st, 2016 by OLIVERIA MORALES.



[Signature]

 NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO:
 EDONEY PENA
 11916 Old Ham
 La Sara, Texas 78567

PREPARED IN THE LAW OFFICE OF:
 L.G. "JERRY" CANALES
 6013 N. 10th Street
 McAllen, Texas 78504
 File No.: 147148

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15531
May. 3, 2016

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

A2453-02-000-0043-00

[1] OWNER: PENA, EDONEY

P.O. BOX 334
LA SARA, TX. 78516

Telephone No. 363-1135

[7] LEGAL DESC./NAME OF SUBDIVISION
ALBERTA ESTATES #2 LOT 43

LOCATION: 0 I RD & ALBERTA

[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.: \$11,000

[5] SIZE OF STRUCTURE: 1,024 Sq. Ft.

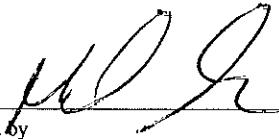
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY'S
STATE CITY FEMA & SETBACKS. FRONT 30' SIDE 7'
REAR 40' . 18" ABOVE CNTR LINE OF ST

**FOR COUNTY USE ONLY
APPLICATION FEES**


Prepared by _____ Date 09/03/16

OTHER _____
TOTAL AMOUNT \$30.00


Approved by _____ Date 05/10/16

Light [] Water []

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

Community No.: 0425

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant _____ Date 5-3-16

- 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.
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- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

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