

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	MICHELLE MUNOZ	1-13843
2.	PATRICIA MARTINEZ	1-13825
3.	NORMA ALANIZ	1-13829
4.	MIREYA MARTINEZ	1-13816
5.	MANUELA OLIVARES	1-13831
6.	MARIA TAPIA	1-10898
7.	MARIA J. ARANDA	1-13844
8.	JOSE R. HERNANDEZ	1-13397
9.	ANTONIO COSTANTE	1-12907
	COMM. COURT: AUGUST 9, 2016	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13843

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: Michelle Muñoz

Address: 4104 Sherman Street
Edinburg, Tx 78543

Phone: (956) 373-7110

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 308777-001
 Temporary Pole Permanent Service

regarding the land described as:

JUAN MUÑOZ & SONS LOT 3

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 9/8/2010)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13043

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: Michelle Muñoz

Address: 4104 Sherman Street

Edinburg, Tx 78543

Phone: (956) 373-7110

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

Juan Muñoz & Sons Lot 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Michelle Muñoz
Requesting Party (Signature)

8/1/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13843

Aug. 1, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

J8430-00-000-0003-00

[1] OWNER: MUNOZ, MICHELLE

4104 SHERMAN ST.
EDINBURG TX 78542

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
JUAN MUNOZ & SONS LOT 3

LOCATION: 0 MILE 4 & MILE 14

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING

29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$43,000

[5] SIZE OF STRUCTURE: 972 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X-29

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:50' REAR:15' SIDE:6' NORTHSIDE:15'
MIN. ELV. ABOVE TO OF C.L OF S.T 18"

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0450C Pct: 0

Community No.: 480334

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

Leone / Wajana

Date

8/1/16

Approved by

[Signature]

Date

7/29/16

Signature of Owner or Applicant

[Signature]

Date

8-1-16

[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.

151 - WARRANTY DEED (WITH VENDOR'S LIEN)

TEXAS STANDARD FORM

The State of Texas,

County of HIDALGO

} Know All Men by These Presents:

That I, JUAN MUNOZ

of the County of HIDALGO State of TEXAS for and in consideration

of the sum of TEN AND NO/100 (\$10.00) DOLLARS

to ME paid, and secured to be paid, by MICHELLE MUNOZ as follows:

LOT 3, CONSISTING OF A 2.39 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY TEXAS AND BEING OUT OF FARM TRACT 426, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

whose mailing address is 1307 E MILE 14 1/2 N WESLACO, TEXAS 78596 all that certain of the County of HIDALGO State of TEXAS

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said MICHELLE MUNOZ, HERS

heirs and assigns forever and I do hereby bind MYSELF, MY heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

MICHELLE MUNOZ, HERS heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to

face and tenor, effect and reading, when this deed shall become absolute.

WITNESS hand at Hidalgo County, Texas this 21st day of October, 2010

Witness at request of Grantor:

Bertha A. Gil *Juan Munoz*

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 21st day of October, 2010, by



My commission expires:

May 12, 2012

Bertha A. Gil
Notary Public, State of Texas
Notary's printed name: Bertha A. Gil



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-968-4734
956-973-7850

Precinct No.3 Substation
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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: 1-13825

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: Patricia Martinez

Address: 3625 S Border Ave.
Weslaco, Tx

Phone: 956-650-5374

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

Water Supplier: CITY OF WESLACO

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

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

regarding the land described as:

Hacienda Est. #2 Lot 3

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

- NO A plat has been prepared;
- NO A plat has been reviewed and approved by the Commissioners Court;
- NO 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;
- NO electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 1/11/01);

(verified by [Signature]); RENEE ANSERA

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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County of Hidalgo

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: 1-13825

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: Patricia Martinez
Address: 3625 S. Border Ave.
Weslaco, Tx.
Phone: 956-

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

HACIENDA EST. #2 LOTS

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)

7/27/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/2/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13825

Jul. 27, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

PROP DATED 7/27/16
H0365-02-000-0003-00

[1] OWNER: MARTINEZ, PATRICIA

[7] LEGAL DESC./NAME OF SUBDIVISION
HACIENDA ESTATES II LOT 3

2201 PAPAYA DR
WESLACO TX 78599-8030

Telephone No. 463-8943

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: CITY

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$127,000

[5] SIZE OF STRUCTURE: 3,630 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE B-25

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:45' REAR:25' SIDES:10'
MIN. ELEV. ABOVE TOP OF NATURAL GROUND 18"

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Valle
Prepared by _____ Date 7/27/2016

OTHER _____
TOTAL AMOUNT \$30.00

RODOLFO MORA
Approved by _____ Date 7/27/16

Light [X] Water [X]

Patricia Martinez
Signature of Owner or Applicant _____ Date 7-27-16

Flood Zone: NO
Panel No. /Suffix: 0525B Pct: 1

Community No.: 480334

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.

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

Special Warranty Deed with Vendor's Lien

Date: November 25, 2014

Grantor: HUGO SANTANA and MARIBEL SANTANA, husband and wife

Grantor's Mailing Address:

HUGO SANTANA and MARIBEL SANTANA
6203 North 46th Lane
McAllen, Texas 78504

Grantee: PATRICIA A. MARTINEZ, a married person

Grantee's Mailing Address:

PATRICIA A. MARTINEZ
2201 Papaya Drive
Weslaco, Texas 78596

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00). 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 TERRY D. KEY, trustee.

Property (including any improvements):

Lot Three (3), HACIENDA ESTATES II, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 37, Page 25B, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Restrictive covenant of record under Volume 37, Page 25B, Map Records, Hidalgo County, Texas.
2. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated January 10, 1997, recorded under Clerk's File No. 573662, Official Records, Hidalgo County, Texas.

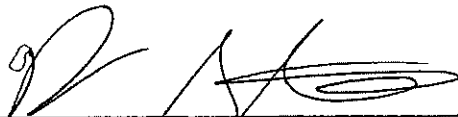
3. Oil, Gas and Mineral Lease dated July 30, 1943, recorded in Volume 49, Page 315, Oil and Gas Records, Hidalgo County, Texas.
4. Designation of Unitization dated June 15, 1945, recorded in Volume 63, Page 87, Oil and Gas Records, and Amended Designation of unitization dated July 1, 1948, recorded in Volume 80, Page 311, Oil and Gas Records, Hidalgo County, Texas.
5. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
6. Easement and Right of Way dated October 28, 1946, recorded in Volume 607, Page 266, Deed Records, Hidalgo County, Texas.
7. Easements, rules, regulations and rights in favor of HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.
8. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
9. Minimum floor elevation; forty-five foot (45') minimum setback line along the front; ten foot (10') minimum setback line along the sides; twenty-five foot (25') minimum setback line along the rear; and, thirty foot (30') irrigation line easement along the West side; as per map or plat recorded in Volume 37, Page 25B, Map Records, Hidalgo County, Texas.
10. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

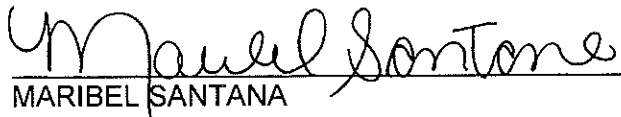
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

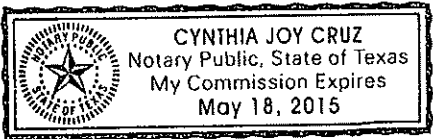
When the context requires, singular nouns and pronouns include the plural.

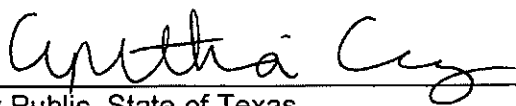

HUGO SANTANA


MARIBEL SANTANA

STATE OF TEXAS)
COUNTY OF HIDALGO)

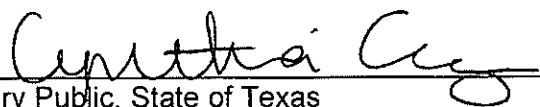
This instrument was acknowledged before me on November 25, 2014, by HUGO SANTANA.




Notary Public, State of Texas
My commission expires:

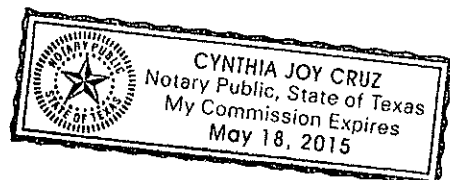
STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on November 25, 2014, by MARIBEL SANTANA.


Notary Public, State of Texas
My commission expires:

PREPARED IN THE OFFICE OF &
AFTER RECORDING RETURN TO:

Anita G. Lozano
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Boulevard, Suite 300
WESLACO, TX 78596
Tel: (956) 968-5402
Fax: (956) 968-6089





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Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13829

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: Norma A. Alaniz

Address: 8212 Puerto Vallarta dr.
Weslaco, Tx 78599

Phone: (956) 756-7936

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

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: Citrus Hill lot # 33

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

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

- Yes A plat has been prepared;
- 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 5/9/2008)
 (verified by Gilbert Reina);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 1-13829

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: Norma A. Solis
Address: 8212 Fuente Vallarta Dr.
Weslaco, Tx 78599
Phone: (956) 756-7936

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

Citrus Hill Lot # 33

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Norma A. Solis
Requesting Party (Signature)

7/28/10
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) power of attorney

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

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

8/2/10
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-13829
Jul. 28, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

Prop ID# 16123320
C4961-00-000-0033-00

[1] OWNER: ALANIS, NORMA A.

[7] LEGAL DESC./NAME OF SUBDIVISION
CITRUS HILLS LOT 33

8212 PUERTO VALLARTA DR.
WESLACO, TX 78599

Telephone No. 756-7936

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 800 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE C-25

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'
SIDES 6' REAR 35'

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallejo
Prepared by

7/28/2016
Date

Leonel Najera
Approved by

7/26/2016
Date

Norma A. Flores
Signature of Owner or Applicant

7/28/16
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO U500
Panel No. /Suffix: _____ Pct: 1

Community No.: 480334

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.

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

2645970

Date: **July 15, 2015**

Grantor: **DVTB MORTGAGES, LLC**

Grantor's Mailing Address (including county):
**2142 Springwood
Carrollton, Texas 75006
Dallas County, Texas**

Grantee: **NORMA A. FLORES ALANIS**

Grantee's Mailing Address (including county):
**8212 Puerto Vallarta Drive
Weslaco, Texas 78596
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 Eight Hundred Fifty Dollars and No/100ths Cents (\$19,850.00), 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 Barry E. Jones, Trustee.

Property (including any improvements)-

Lot 33, Citrus Hills Subdivision, as shown by the map or plat thereof recorded in Volume 36, Pages 9 and 10, Map Records, Hidalgo County, Texas.

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 Citrus Hills Subdivision, as shown on the plat thereof, recorded in Volume 36, Pages 9 & 10, Map records of Hidalgo County, Texas.
12. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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

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.

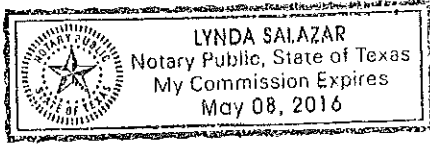
When the context requires, singular nouns and pronouns include the plural.

DVTB MORTGAGES, LLC
By Quant Hut Management, INC
its General Partner

By: Tracy J. Rockwell
TRACY T. ROCKWELL, President

STATE OF TEXAS §
 § **Acknowledgment**
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 17 day of July, 2015, by Tracy Rockwell as President of Quant Hut Management, Inc., General Partner of DVTB MORTGAGES, LLC, a Texas limited liability company on behalf of said corporation.



Lynda Salazar
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

DVTB MORTGAGES, LLC
PO BOX 761
WESLACO, TEXAS 78599



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: 1-13811

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: Mireya Martinez

Address: 2502 Camation Circle
DONNA, TX 78537

Phone: (956) 784 0191

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

Water Supplier: CITY OF DONNA

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

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

regarding the land described as:

LA DONNA GARDENS LOT 28

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 9-29-06);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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: 1-13811

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: Mireya Martinez

Address: 2502 Carnation Cir.

Phone: (956) 7840191

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

LA DONNA GARDENS LOT 28

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Mireya Martinez
Requesting Party (Signature)

8/2/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/2/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13811

Jul. 22, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

L0810-00-000-0028-00

[1] OWNER: MARTINEZ MIREYA LOPEZ

2502 CARNATION CR.
DONNA TX 78537

Telephone No. 460-0093

[7] LEGAL DESC./NAME OF SUBDIVISION
LA DONNA GARDENS LOT 28
B-01

LOCATION: 0

[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.: \$4,000

[5] SIZE OF STRUCTURE: 900 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE B-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:15' SIDES:6'
MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 84302 Pct: 1

Community No.: 480374

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.

LENEC NADE RA _____ 7/22/16
Prepared by Date

[Signature] _____ 7/20/16
Approved by Date

Mireya Martinez _____ 7/21/16
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.

CORRECTED

2070871

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfer an interest in real property before it is filed for record in the public records: you social security or your drivers license number.

Date: January ²⁴ 26, 2010

Grantor: Bono Vita, Ltd

Grantor's Mailing Address:
1210 E. Tyler
Harlingen, Texas 78550

Grantee: Mireya Lopez Martinez

Grantee's Mailing Address (including county):
300 West San Diego
Alamo, Texas 78516
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 Four Hundred and 00/100 Dollars (\$19,400.00), 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 David Crook, Trustee.

Property (including any improvements):

Lot 28, La Donna Gardens Subdivision, as shown on the plat thereof, filed for record in the Office of the County Clerk of Hidalgo, Texas under Volume 51, Page 117-119.

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing note payable to the order of Lone Star National Bank and secured by a deed of trust recorded under Document No. 1496980 of the official records of Hidalgo County, Texas and a Transfer of Lien to Cameron Life Insurance Company dated July 20, 2008, under Document No. 1932018 of the Official Records of Hidalgo County, Texas. 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. **All lots must be used for single-family residential purposes only.**
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;

Page -1-

THIS DEED HAS BEEN CORRECTED AND IS BEING REFILED AS A CORRECTED DEED TO CORRECT THE DATE OF THE DOCUMENT THAT WAS INADVERTENTLY WRITTEN AS JANUARY 26, 2010, WHEN IN TRUTH AND IN FACT THE CORRECT DATE IS JANUARY 24, 2010.

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.

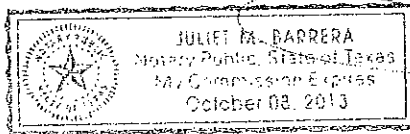
Bono Vita, Ltd,
a Texas Limited Partnership
by SRC Management, Inc., a Texas Corporation
as its General Partner

BY: *Scot Campbell*
Scot Campbell, President

(Acknowledgment)

State of Texas
County of Cameron

This instrument was acknowledged before me on the 28th day of January, 2010 by Scot Campbell, President of SRC Management, Inc., General Partner of Bono Vita, Ltd., a Texas Limited Partnership.



Juliet M. Barrera
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Bono Vita, Ltd.
1210 E. Tyler
Harlingen, Texas 78550



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: 1-13831

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: Manuela Olivares

Address: P.O. Box 307
Progreso, TX
78579

Phone: 956. 975. 4099

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

RESACA ESCONDIDA LOT 23

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

(Date approved 7-26-05);
 (verified by [Signature] ^{Keene/Wejara});
 (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
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 D 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13831

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: Manuela Olivares
Address: P.O. Box 307
Progreso, TX 78579
Phone: 956.975.4099

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

RESACA ESCONDIDA LOT 23

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Manuela Olivares 8/2/14
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/2/14
Date

[Signature]
County Official

EDWARDS

GF # 900249

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.

General Warranty Deed

Date: May 10, 2016

Grantor: JUAN DE LUNA and PRISCILLA SANCHEZ, a married couple

Grantor's Mailing Address:

JUAN DE LUNA and PRISCILLA SANCHEZ
1822 Hayes Dr.
Carlsbad, NM 88220

Grantee: RICARDO OLIVARES and MANUELA OLIVARES, a married couple

Grantee's Mailing Address:

RICARDO OLIVARES and MANUELA OLIVARES
P. O. Box 307
Progresso, TX 78589

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot Twenty-three (23), RESACA ESCONDIDA SUBDIVISION, an Addition to the City of Elsa, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 48 Pages 102-105, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

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.

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

Juan De Luna
JUAN DE LUNA

Priscilla Sanchez
PRISCILLA SANCHEZ

STATE OF New Mexico)

COUNTY OF Eddy)

This instrument was acknowledged before me on May 29, 2016, by JUAN DE LUNA.



OFFICIAL SEAL
CAMILA YBABEN
NOTARY PUBLIC - State of New Mexico
My Commission Expires 2-25-17

Camila Ybaben
Notary Public, State of New Mexico
My commission expires: 2-25-17

STATE OF ~~TEXAS~~ ^{CAV} New Mexico)

COUNTY OF Eddy)

This instrument was acknowledged before me on May 24, 2016, by PRISCILLA SANCHEZ.



OFFICIAL SEAL
CAMILA YBABEN
NOTARY PUBLIC - State of New Mexico
My Commission Expires 2-25-17

[Signature]
Notary Public, State of New Mexico
My commission expires: 2-25-17

PREPARED IN THE OFFICE OF:
PAUL HEMPHILL
815 Ridgewood
Brownsville, Texas 78520
Tel: (956) 546-5596
Fax: (956) 544-7201

AFTER RECORDING RETURN TO:
RICARDO OLIVARES
P. O. Box 307
Progresso, TX 78589

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13831

Jul. 29, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

R2057-00-000-0023-00

[1] OWNER: OLIVARES, RICARDO & MANUELA
ZONE C
PO BOX 307
PROGRESO TX 78579

[7] LEGAL DESC./NAME OF SUBDIVISION
RESACA ESCONDIDA
LOT 23

Telephone No.

LOCATION: 0 FM 88 & MILE 14 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$160,000

[5] SIZE OF STRUCTURE: 2,575 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE X-25

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATION
SETBACKS FRONT:25' REAR:30' SIDES:10'
MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0450C Pct: 0

Community No.: 480337

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.

Johanna Vallejo
Prepared by

7/29/2016
Date

[Signature]
Approved by

7/25/16
Date

[Signature]
Signature of Owner or Applicant

7/29/16
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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-10898

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: Maria Tapia

Address: 5104 Los Indios
LN. DUNN
78537

Phone: (956) 784-9614

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

Water Supplier: NIUAN ALAMO WATER

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

Account/ESI No.: # 308576-001
 Temporary Pole Permanent Service

regarding the land described as: Los Indios Lot 22

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

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

(Date approved 7-13-12);
(verified by Leonel Najera);
(verified by Johanna Najera);
(verified by Leonel Najera);
(verified by Leonel Najera);
(verified by Leonel Najera);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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: 1-10898

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: Maria Tapia
Address: 5104 LOS INDIOS LN
DUNN TX 78537
Phone: (956) 784-9414

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

Los Indios Lot #22

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria Tapia 7-18-14
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/2/14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10898

Mar. 3, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

L6212-00-000-0022-00

[1] OWNER: TAPIA , MARIA & JOSE
562 HUISACHE CIR
DONNA TX 78537

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS INDIOS EST LOT 22
C-25

Telephone No. 246-1441

LOCATION: 0 SIOUX & HUTTO

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[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.: \$40,000

[5] SIZE OF STRUCTURE: 1,282 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REG
FRONT 25' REAR 35' SIDES 6'
18" ABOVE CENTERLINE OF STREET

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

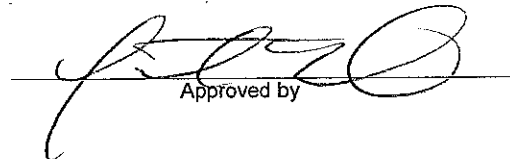
Flood Zone: NO
Panel No. /Suffix: 0425C Pct: 1

Community No.: 480334

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.

 3-3-14
Prepared by Date

 2-21-14
Approved by Date

Jose Tapia 3-3-14
Signature of Owner or Applicant Date

[NOTICE]

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

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

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

Special Warranty Deed with Vendor's Lien

Date: July 16, 2012

Grantor: SWB RGV VENTURES, LTD., a Texas limited partnership

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

Grantee: MARIA ANTONIA TAPIA

Grantee's Mailing Address: 562 Huisache Circle
Donna, Hidalgo County, Texas 78537

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$34,400.00) The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to SUELEMA LUNA, Trustee.

Property (including any improvements):

All of Lot 22, LOS INDIOS ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Document Number 2325397, Official Records of Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Restrictive covenants of record under Document Number 2326133, Official Records, Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
3. Roadways; canal across the North 40 feet of property; 50 foot easement and right of way across the South 50 feet of the North 150 feet of property; irrigation pipeline easement across the North 10 feet of the South 40 feet of property; 30 foot road right of way across the South side of property as shown on the map of Hill-Halbert Tract, recorded in Volume

the South side of property as shown on the map of Hill-Halbert Tract, recorded in Volume 1, Page 35, Map Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.

4. Easement for roadways, canals, drainage etc. as shown by instrument dated March 26, 1925, recorded in Volume 179, Page 393, Deed Records of Hidalgo County, Texas.
5. Easement for roadways, canals, drainage etc. as shown by instrument dated March 26, 1925, recorded in Volume 179, Page 391 and Volume 181, Page 581; dated April 18, 1929, recorded in Volume 284, Page 621 and recorded in Volume 284, Page 623, both in the Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Donna Irrigation District Hidalgo County No. 1 as shown by instrument dated January 28, 1920, recorded in Volume 103, Page 592, Deed Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
7. Right of way easement in favor of Hidalgo County as shown by instrument dated March 2, 1961, recorded in Volume 1000, Page 689, Deed Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
8. Right of way easement in favor of Consuelo Alvarado her successors and assigns as shown by instrument dated October 1, 1987, recorded in Volume 2506, Page 517, Official Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
9. Easement and Right of Way easement in favor of Magic Valley Electric Cooperative, Inc. as shown by instrument dated August 5, 2009, filed August 25, 2009 under Document Number 2009-2028526, Official Records of Hidalgo County, Texas and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
10. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by George E. Peacock and wife, Helen J. Peacock to Santa Fe Energy, Co., dated August 2, 1984, recorded in Volume 2032, Page 386, Official Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in deed dated March 10, 1968, recorded in Volume 1199, Page 630, Deed Records of Hidalgo County, Texas.
12. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
13. Any portion of the property described herein within the limits or boundaries of Sioux Road and as shown on the survey dated January 9, 2010, Job No. RIO 11 384 by Jose Mario Gonzalez, Registered Professional Land Surveyor No. 5571.
14. Taxes for the year 2012, and subsequent years, the payment of which is assumed by Grantee. Special assessments due to change of ownership and/or usage shall be assumed by 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

SWB RGV VENTURES, LTD., a Texas limited partnership

By: **BENNETT-FLORES INVESTMENTS, L.L.C.**, a Texas limited liability company

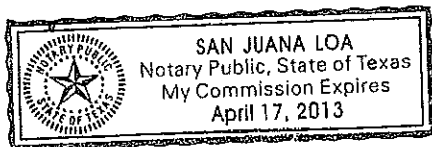
Its: **General Partner**

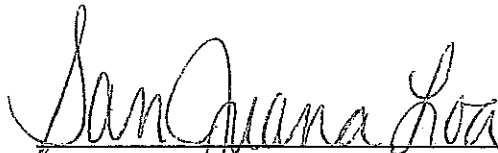
By: 
_____ **KYNDEL W. BENNETT**, President

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 26, 2012, by **KYNDEL W. BENNETT**, President of **BENNETT-FLORES INVESTMENTS, L.L.C.**, a Texas limited liability company, General Partner of **SWB RGV VENTURES, LTD.**, a Texas limited partnership, on its behalf in said capacity.




_____ **San Juana Loa**
Notary Public, State of Texas



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13844

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: MARIA J Aranda

Address: Lot 12
Pastos Verdes
Donna, TX.

Phone: 956-464-9142

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

Water Supplier: North Alamo Water Spp.

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

Account/ESI No.: na
 Temporary Pole Permanent Service

regarding the land described as:

PASTOS VERDES LOT 12

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

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

- yes A plat has been prepared;
- 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 9-12-2007);

(verified by Johanna Vallejo;
Johanna Vallejo)

(verified by Johanna Vallejo;

(verified by Johanna Vallejo;

(verified by Johanna Vallejo

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
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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: 173844

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: MARIA J Aranda

Address: Lot 12 Pastos Verdes

Donna, TX 78537

Phone: 956-464-9142

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

Lot 12 Pastos Verdes Sub.

Donna, TX 78537

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria J Aranda 8/3/14

Requesting Party (Signature)

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/3/2014
Date

Johanna Valley
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13844

Aug. 1, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

P4409-00-000-0012-00

[1] OWNER: ARANDA, MARIA J

[7] LEGAL DESC./NAME OF SUBDIVISION
PASTOS VERDES LOT #12

1220 MAYO DR
ALAMO, TEXAS 785816

Telephone No. 464-9142

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$70,000

[5] SIZE OF STRUCTURE: 1,356 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: REST. ZONE C-25

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

SETBACKS FRONT:25' REAR:35' SIDES:6'

MIN. ELV. ABOVE TOP OF C.L OF ST. 18"

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0425C Pct: 1
Panel No. /Suffix: _____

Community No.: 480334

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.

Leonel Najera
Prepared by

8/1/2016
Date

[Signature]
Approved by

7/29/2016
Date

Maria J Aranda 8-1-16
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.

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: November 24, 2015

Grantor: **CLAUDIA IVETTE CARRIZALEZ**, a single person

Grantor's Mailing Address: 1603 Coconut Palm St.
San Juan, Texas 78589
Hidalgo County

Grantee: **MARIA J. ARANDA**

Grantee's Mailing Address: 1220 Mayo Drive
Alamo TX 78516
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 12, PASTOS VERDES SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 53, Page 181, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 4, 2007, under Clerk's File No. 1806342, and in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 27, 2009, under Clerk's File No. 2029282, and as shown on plat recorded in Volume 53, Page 181, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Walter G. Weaver and wife, Henrietta Grell Weaver to North Alamo Water Supply Corporation, recorded in Volume 1775, Page 913 and Volume 1785, Page 330, Deed Records of Hidalgo County, Texas.

A twenty foot (20') Drainage Swale Easement along the South side of subject property as shown on plat recorded in Volume 53, Page 181, Map Records of Hidalgo County, Texas.

Utility Easement along the North fifteen feet (15') of the South thirty five feet (35') of subject property as shown on plat recorded in Volume 53, Page 181, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 53, Page 181, Map Records Hidalgo County, Texas.

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

Easements, or claims of easements, which are not recorded in the public record.

A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 53, Page 181, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 53, Page 181, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 53, Page 181, Map Records of Hidalgo County, Texas.

An eighteen foot (18') Minimum Garage Door Setback as shown on plat recorded in Volume 53, Page 181, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 28, 1960, from M.A. Hanson and Luella R. Hanson, husband and wife, to Harry E. Reese recorded in Volume 257, Page 548, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 22, 1960, from Walter G. Weaver and wife, Henrietta Grell Weaver to Harry E. Reese recorded in Volume 257, Page 550, Deed Records of Hidalgo County, Texas.

Oil and Gas Lease dated July 27, 1984 from Luella R. Hanson, a widow to Santa Fe Energy Company recorded in Volume 2032, Page 404, Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated July 25, 1984, from Walter G. Weaver and wife, Henrietta Grell Weaver to Santa Fe Energy Company recorded in Volume 2032, Page 406, Official Records of Hidalgo County, Texas.

An undivided 1/2 interest in all oil, gas and other minerals reserved in Deed dated September 17, 1951, recorded in Volume 743, Page 383, Deed Records of Hidalgo County, Texas

All Water Rights reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 27, 2009 under Clerk's File No. 2029282.

All ad valorem taxes for the year 2016 and all subsequent years.

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

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

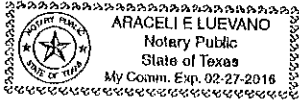
When the context requires, singular nouns and pronouns include the plural.


CLAUDIA IVETTE CARRIZALEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24th day of November, 2015,
by **CLAUDIA IVETTE CARRIZALEZ**.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Maria J. Aranda

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3164270;AL/bm



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

Application No: 1-13297

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: Jose R. Hernandez

Address: P.O. Box 202
La Villa, TX
78562

Phone: (956) 532-7610

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

Water Supplier: North Alamo

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

Account/ESI No.: 195766-005
 Temporary Pole Permanent Service

regarding the land described as:

La Villita Ranches #1 Lot # 309

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 4-7-15);

(verified by Johanna Vallejo);
(Johanna Vallejo)

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

Johanna Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
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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: 1-13397

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:

X Name: Jose R Hernandez

Address: P.O. Box 202

LA VILLA TX 78562

Phone: 532-7610

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

La Villita Ranches #1 W# 309

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

J. R. Hernandez
Requesting Party (Signature)

7/20/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/3/2016
Date

Johanna Valley
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-13397 Apr. 7, 2016

COUNTY OF HIDALGO PLANNING DEPARTMENT 1902 JOE STEPHENS WESLACO TX 78596 TEL 968-4724 FAX 447-8612

L2105-01-000-0309-00

[1] OWNER: HERNANDEZ, JOSE ROBERTO

[7] LEGAL DESC./NAME OF SUBDIVISION LA VILLITA RANCHES #1 LOT #309

P.O. BOX 202 LA VILLA, TEXAS 78562

Telephone No. 532-7610

LOCATION: 0 MILE 17 1/2 & MILE 2 W

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

[10] EST. COST OF CONST.: \$7,200

01-RESIDENTIAL NEW-SINGLE DWELLING

[5] SIZE OF STRUCTURE: 1,152 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: NEW RES ZONE X-01

Special Conditions: No construction allowed over any easements. MUST COMPLY W/ COUNTY SETBACKS FRONT 50' SIDES 6' REAR 15'

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallejo Prepared by

4/7/2016 Date

OTHER TOTAL AMOUNT \$30.00

Leonel Najera Approved by

4/6/2016 Date

Light [X] Water [X] Flood Zone: NO Panel No. /Suffix: 0325B Pct: 1 Community No.: 480334 Certification of Elevation Required: YES NO BFE

[Signature] Signature of Owner or Applicant

4/7/16 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.

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

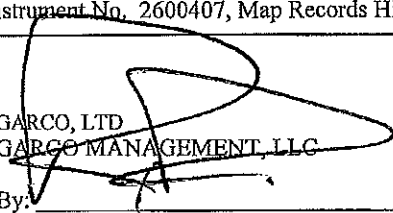
Special Warranty Deed with Vendor's Lien

1. Date: January 17, 2016
2. Grantor: GARCO, LTD
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: JOSE ROBERTO HERNANDEZ
5. Grantee's Mailing Address: P.O. Box 202, La Villa, Hidalgo County, Texas 78562
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 FORTY EIGHT THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$48,400.00) 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 Three Hundred Nine (309), La Villita Ranches Subdivision, Phase I, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2600407, Map Records of Hidalgo County, Texas.
8. Reservations From Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors, and assigns forever:
 - A. All oil, gas, and other minerals and the underground water estate, in and under and that may be produced from the Property. If the mineral and/or water estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral and/or water estate owned by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral and/or water estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals and/or water by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations do not materially interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.
9. Exceptions From Conveyance and Warranty: This conveyance is subject to the following but only to the extent that same are valid and subsisting and affect the Property, to-wit:
 - A. Standby fees and the taxes for the year 2016 and subsequent years due to change in land usage or ownership;
 - B. All rights, restrictions, reservations, severances, covenants, conditions, easements [including utility and right-of-way easements, if any, whether of record or not]; prior conveyances and/or severance of oil, gas and/or other minerals and/or water rights and any existing leases of oil, gas and other minerals and/or water rights; the rights of adjoining owners in any walls and fences situated on a common boundary;
 - C. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements;

- D. All water, sewer and utility lines, whether established by written easements or existing on the ground servicing this Property and/or adjacent properties;
 - E. All matters which would be revealed by a physical inspection and/or by an on-the-ground A-1 survey of the Property;
 - F. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, and the pertinent water district;
 - G. Any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto;
 - H. Any portion of the land described herein lying within canal right of way;
 - I. Easements and reservations as may appear upon the recorded map and dedication of said subdivision;
 - J. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land;
 - K. Restrictive covenants described on Exhibit "A", attached hereto and made a part hereof for all purposes; and
 - L. The present physical condition of the Property as more fully described on Exhibit "B", attached hereto and made a part hereof for all purposes.
 - M. Anything an on-the-ground A-1 survey would reveal.
 - N. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
 - O. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.
 - P. Grantee is aware that the following is not allowed: junkyards, trash/debris and/or bars upon the property.
10. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
11. Prior Liens: Deed of Trust recorded under Document No. 2631591, Official Records, Hidalgo County, Texas
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
13. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
15. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

17. Signature:

GARCO, LTD
GARCO MANAGEMENT, LLC

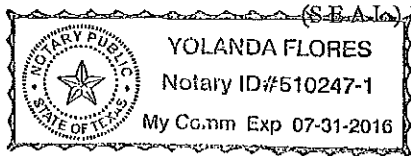
By: 
Richard A. Garza, President

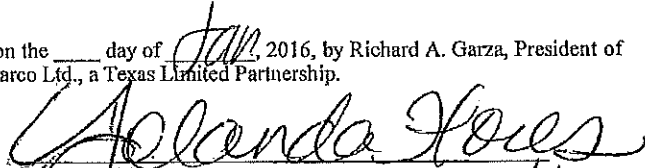
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the ____ day of Jan, 2016, by Richard A. Garza, President of GARCO MANAGEMENT, LLC, as General Partner of Garco Ltd., a Texas Limited Partnership.




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

After Recording Return To:

GARCO, LTD

3910 W. Freddy Gonzalez
Edinburg, Texas 78539

EXHIBIT "A"
LA VILLITA RANCHES

Standby fees, taxes and assessments by any taxing authority for the year 2015 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Mineral and/or royalty grant and/or reservation in instrument dated February 1, 1937, recorded in Volume 423, Page 388, Deed Records and dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

Reservation of water rights and/or other rights if any, as set forth in Deed dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Right of way Easement dated March 10, 2003, recorded under Clerk's File No. 1175882, Official Records, Hidalgo County, Texas.

Right of way Easement dated December 30, 2009, recorded under Clerk's File No. 2064301, Official Records, Hidalgo County, Texas.

Right of way Easement dated October 10, 2014, recorded under Clerk's File No. 2554928, Official Records, Hidalgo County, Texas.

Water Service Agreement dated November 6, 2014, recorded under Clerk's File No. 2562365, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO AND CAMBRON COUNTIES IRRIGATION DISTRICT NO. 9.

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.

EXHIBIT "B"

As a material part of the consideration, Grantor (Seller) and Grantees (Buyer) agree that:

- A. Grantee is accepting the Property "AS IS", "WHERE IS" AND "WITH ALL FAULTS". IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED 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; VALUATION; GOVERNMENTAL APPROVALS, GOVERNMENTAL LAW AND/OR SUBDIVISION REGULATIONS; THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:
- 1) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, 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 - ACCEPTED BY GRANTEE SOLELY BASED UPON GRANTEE'S INSPECTION, TESTING AND/OR SOLE JUDGMENT AFTER GRANTEE HAS BEEN AFFORDED THE OPPORTUNITY TO INSPECT AND TEST THE WORK AND THE PROPERTY FOR WHATEVER PURPOSE DEEMED NECESSARY OR APPROPRIATE BY GRANTEE AND GRANTEE HAS SATISFIED ITSELF IN REFERENCE TO SAME.
- B. GRANTEE HAS NOT RELIED UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR;
GRANTEE REPRESENTS THAT:
- 1) GRANTEE IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE;
 - 2) GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN EXPERTISE AND INSPECTIONS IN PURCHASING THE PROPERTY;
 - 3) GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND RELIES SOLELY ON SAME;
- C. THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES AND/OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY;
- D. THE TERMS AND CONDITIONS OF THIS SECTION WILL EXPRESSLY SURVIVE THE CLOSING, NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS AND WILL BE INCORPORATED INTO THE DEED;
- E. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON;
- F. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.
- G. Further, Grantee hereby releases Grantor 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, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Grantor, its agents, or representatives.



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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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: 1-12907

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: ANTONIO COSTANTE

Address: P.O. Box 515
Progreso TX, 78579

Phone: 956-376-0367

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

Water Supplier: MILITARY

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

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

regarding the land described as:

LOT #6 CAMERON SUBDIVISION, LINDSEY STREET - Weslaco, TX 78596

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; 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 7-21-04);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-12907

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: ANTONIO COSTA

Address: P.O. Box 515 Progreso TX 78579

Phone: 956 376-0367

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

LOT #6 Cameron subdivision, Lindsey street weslaco TX 78596

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)

8/3/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

8/3/2016
Date

Johanna Valles
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12907

Nov. 23, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

C0603-00-000-0006-00

Antonio

[1] OWNER: COSTANTE, MARIA SAN JUANITA
PO BOX 515

[7] LEGAL DESC./NAME OF SUBDIVISION
CAMERON
LOT 6

PROGRESO TX 78579-0515

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$14,000

[5] SIZE OF STRUCTURE: 900 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE B-01

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'
SIDES 6' REAR 30' MIN ELEV 18' ABOVE CURB

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT **\$30.00**

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0525B Pct: 0

Community No.: 480334

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.

Johanna Vallejo 11/23/2015
Prepared by Date

Leonel Najera 11/18/2015
Approved by Date

[Signature] 11-23-15
Signature of Owner or Applicant Date

[NOTICE]

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

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

ASSUMPTION WARRANTY DEED

Date: June 21, 2006

Grantor: ESTEBAN COSTANTE and wife, MARIA SAN JUANITA COSTANTE

Grantor's Mailing Address:

ESTEBAN COSTANTE
P.O. Box 515
Progreso, Texas 78579
Hidalgo County

MARIA SAN JUANITA COSTANTE
P.O. Box 515
Progreso, Texas 78579
Hidalgo County

Grantee: ANTONIO COSTANTE, a single man, as his sole and separate property

Grantee's Mailing Address:

ANTONIO COSTANTE
P.O. Box 515
Progreso, Texas 78579
Hidalgo County

Consideration:

Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest of EIGHT THOUSAND SIX HUNDRED SIXTY-FIVE AND 75/100 DOLLARS (\$8,665.75) on the note in the original principal sum of ELEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$11,900.00) dated August 1, 2004, executed by ESTEBAN COSTANTE and wife, MARIA SAN JUANITA COSTANTE, and payable to the order of URKUHART ENTERPRISES, LTD., a Texas Limited Partnership. The note is secured by an express vendor's lien and superior title retained in a deed dated August 1, 2004, recorded in County Clerk File No. 1416291 of the Official Records of Hidalgo County, Texas, and additionally secured by a deed of trust dated August 1, 2004, from ESTEBAN COSTANTE and wife, MARIA SAN JUANITA COSTANTE to RICHARD S. TALBERT, Trustee, recorded in County Clerk File No. 1416292 of the Official 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.

Property (including any improvements):

Lot 6, CAMERON SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 45, Pages 123-124, Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

1. Easements, rights-of-way, and prescriptive rights, whether of record or note; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creations, establishment, maintenance, and operation of any irrigation, water control or drainage district which affects the property; taxes for the current year; and all taxes for subsequent years, the payment of which Grantee assumes.

2. Deed of Trust dated June 27, 2003, executed by GILDARDO CAMERON and wife, ROSALINDA CAMERON to M. Allen Shields, Trustee, for ALAMO BANK OF TEXAS, P.O. BOX 546, ALAMO, TEXAS 78516, recorded under Clerk's File No. 1221829, Official Records, Hidalgo County, Texas. Grantee does not assume payment of the prior note or liability under any instruments securing the prior note. Grantor agrees to obtain a partial release of such liens upon payment in full of the Note hereby secured.

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.

THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

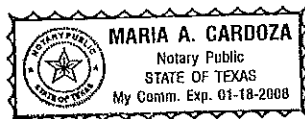
When the context requires, singular nouns and pronouns include the plural.

Esteban Costante
 ESTEBAN COSTANTE

Maria San Juanita Costante
 MARIA SAN JUANITA COSTANTE

STATE OF TEXAS §
 COUNTY OF HIDALGO §

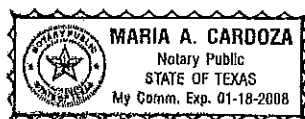
This instrument was acknowledged before me on June 21, 2006, by ESTEBAN COSTANTE.



Maria A. Cardoza
 Notary Public, State of Texas

STATE OF TEXAS §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on July 5, 2006, by MARIA SAN JUANITA COSTANTE.



Maria A. Cardoza
 Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PHIL HARRIS, Attorney at Law
 P.O. Box 8066
 Weslaco, Texas 78599-8066

Filed for Record in:
 Hidalgo County
 by Eddy Trevino
 County Clerk

On: Jul 12, 2006 at 02:15P
 As a Recording

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 By:
 MarsLou Cantu, Deputy