

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Raul Garcia	4-15276
2.	Domitila & Augustin Jaime Torres	4-15723
3.	Chad Hamer & Stefani Erb	4-15834
4.	TEXCITRUS LAND DEV. CO. LLC LOTS 1-10, ELLIS NO. 6 SUBDIVISION	BLANKET COVER
	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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3/4

Application No: 4-15276

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: Raul Garcia

Address: Timber wood dr.
Edinburg Tx. 78539

Phone: 956-616-9636

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No: <u>4-15276</u>	Authorized Signature	Authorized Signature
Date Approved: <u>03 10 9 116</u>		<u>1 1</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 304739-001
 Temporary Pole [] Permanent Service

regarding the land described as:

Oakland Village PH. 2 lot #127

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

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

- yes A plat has been prepared; (Date approved 4/20/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15276

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: DAUL GARCIA

Address: 3633 Timber Wood Dr.
EDINBURG TX. 78539

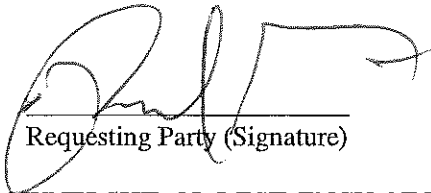
Phone: 956-905 4364

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

Oakland Village Pt. 2 lot #127

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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


Requesting Party (Signature)

7-18-16
Date

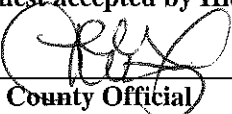
ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/3/16
Date


County Official

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

GENERAL WARRANTY DEED

DATE: JUNE 18, 2015

GRANTOR: MRSJ INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

GRANTOR'S MAILING ADDRESS [INCLUDING COUNTY]: 1013 FRESNO AVENUE
MCALLEN, TEXAS 78501
HIDALGO COUNTY

GRANTEE: RAUL GARCIA

GRANTEE'S MAILING ADDRESS [INCLUDING COUNTY]: 1021 SOUTH CLOSNER
EDINBURG, TEXAS 78539
HIDALGO COUNTY

CONSIDERATION:

TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

LOT ONE HUNDRED TWENTY-SEVEN (127), OAKLAND VILLAGE PHASE II, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- I. RESTRICTIONS OF RECORD IN DOCUMENT NOS. 1362204 AND 1462488, OFFICIAL RECORDS AND VOLUME 47, PAGES 169-171, MAP RECORDS, HIDALGO COUNTY, TEXAS. BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
- II. ZONING AND BUILDING ORDINANCES IN FAVOR TO THE CITY OF EDINBURG.
- III. STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
- IV. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169-171, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- V. TWENTY-FIVE (25') FOOT MINIMUM BUILDING SETBACK LINE OR GREATER FOR EASEMENT ALONG THE FRONT OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- VI. SIX (6') FOOT MINIMUM BUILDING SETBACK LINES OR GREATER FOR EASEMENT ALONG BOTH SIDES OF SAID PROPERTY, AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- VII. TWENTY (20%) PERCENT OF LOT DEPTH, NOT TO EXCEED FORTY (40') FEET MINIMUM BUILDING SETBACK LINE ALONG THE REAR OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- VIII. EIGHTEEN (18') FOOT GARAGE SETBACK, EXCEPT WHERE GREATER SETBACK IS REQUIRED, AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- IX. UTILITY EASEMENT, FIVE (5') FEET IN WIDTH, ALONG THE FRONT OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS.

- X. ELECTRICAL AND UTILITY EASEMENT, TEN (10') FEET IN WIDTH, ALONG THE REAR OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- XI. ELECTRICAL EASEMENT, FIVE (5') FEET IN WIDTH, ALONG THE NORTH SIDE OF LOT 140 OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- XII. ELECTRICAL EASEMENT, FIVE (5) FEET IN WIDTH, ALONG THE SOUTH SIDE OF LOT 141 OF SAID PROPERTY AS REFLECTED ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGES 169 THRU 171, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- XIII. EASEMENT RESERVED IN DEED RECORDED IN VOLUME 19, PAGE 201, IN THE DEED RECORDS, HIDALGO COUNTY, TEXAS.
- XIV. RIGHT OF WAY EASEMENT GRANTED TO NORTH ALAMO WATER SUPPLY CORPORATION, ITS SUCCESSORS AND ASSIGNS, DATED NOVEMBER 5, 2002 FILED NOVEMBER 8, 2002 UNDER DOCUMENT NO. 1138795, IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XV. MAINTENANCE AND/OR SPECIAL ASSESSMENT(S) PAYABLE TO OAKLAND VILLAGE HOMEOWNER'S ASSOCIATION, AS SET OUT IN INSTRUMENT DATED JULY 23, 2004, FILED ON JULY 26, 2004, UNDER DOCUMENT NO. 1362204 AND DATED APRIL 21, 2005, FILED APRIL 22, 2005 UNDER DOCUMENT NO. 1462488, IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XVI. OIL, GAS AND MINERAL LEASE DATED JUNE 18, 1976, FILED ON DECEMBER 9, 1976, RECORDED IN VOLUME 362, PAGE 157, IN THE OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS.
- XVII. OIL, GAS AND MINERAL LEASE DATED NOVEMBER 12, 1982, RECORDED IN VOLUME 409, PAGE 213, IN THE OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS,
- XVIII. OIL, GAS AND MINERAL LEASE DATED NOVEMBER 20, 1981, RECORDED IN VOLUME 411, PAGE 369, IN THE OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS.
- XIX. OIL, GAS AND MINERAL LEASE DATED JANUARY 30, 1998, RECORDED UNDER DOCUMENT NO. 667840 AND EXTENDED UNDER DOCUMENT NO. 936916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XX. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 768134 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXI. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 769953 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXII. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 769954 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,
- XXIII. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 773295 UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXIV. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999 UNDER DOCUMENT NO. 773299 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXV. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 773305 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXVI. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 773311 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXVII. OIL, GAS AND MINERAL LEASE DATED MARCH 18, 1999, RECORDED UNDER DOCUMENT NO. 773344 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

- XXVIII. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 773349 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXIX. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 773533 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXX. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 796221 AND EXTENDED 30 UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXXI. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 796223 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXXII. OIL, GAS AND MINERAL LEASE DATED MARCH 3, 1999, RECORDED UNDER DOCUMENT NO. 797851 AND EXTENDED UNDER DOCUMENT NO. 1055111, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXXIII. OIL, GAS AND MINERAL LEASE DATED MARCH 4, 1999, RECORDED UNDER DOCUMENT NO. 773520 AND CORRECTED UNDER DOCUMENT NO. 819759, AND UNITIZED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 888450 AND AMENDED UNDER DOCUMENT NO. 1034317, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXXIV. MINERAL AND/OR ROYALTY RESERVATIONS AND/OR CONVEYANCES AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 649, PAGE 408, DEED RECORDS AND DATED MARCH 25, 2003 UNDER DOCUMENT NO. 1182983, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- XXXV. TAXES FOR THE YEAR 2015 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, EXCEPTS AS TO THE RESERVATIONS FROM CONVEYANCE AND THE EXCEPTIONS TO CONVEYANCE AND WARRANTY.

WHEN THE CONTEXT REQUIRES, SINGULAR NOUNS AND PRONOUNS INCLUDE THE PLURAL

GRANTOR:

M.R.S.J. INVESTMENTS, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

BY:

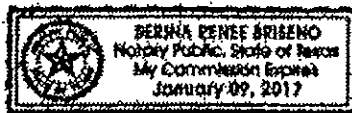
[Signature]
MANUEL R. SALDIVAR, JR., PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF JUNE, 2015, BY MANUEL R. SALDIVAR, JR., PRESIDENT OF M.R.S.J. INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

AFTER RECORDING RETURN TO:
RAUL GARCIA
1021 SOUTH CLOSER
EDINBURG, TEXAS 78539



[Signature]
NOTARY PUBLIC - STATE OF TEXAS

Serina R. Briseño
PRINTED NAME OF NOTARY PUBLIC

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15276

Mar. 9, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

O0480-02-000-0127-00

[1] OWNER: GARCIA, RAUL

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE PH 2 LOT#127

801 E DAFFODIL AVE APT. 3
MCALLEN, TX 78504

Telephone No. 616-9636

LOCATION: 0 C. CHAVEZ & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: NAL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$100,000

[5] SIZE OF STRUCTURE: 2,310 Sq. Ft.

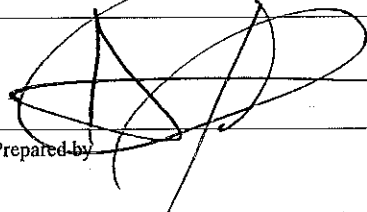
[11] SPECIAL FLOOD HAZARD AREA: YES
NO

[6] USE OF BUILDING: RES

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY REGULATION.
FRONT 25' REAR 24' SIDES 6' - 18 TOP OF CURB

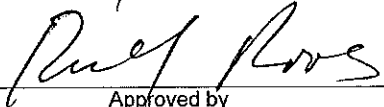
FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by 

03/09/2016
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

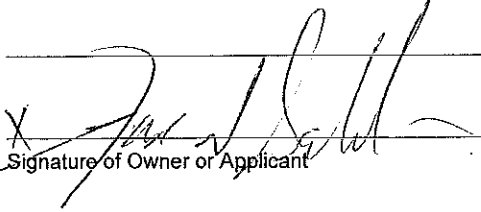
Approved by 

03/08/2016
Date

Flood Zone: MI Panel No. /Suffix: 48 0334 Pct: 4

Community No.: 0425-C

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant 

03-09-16
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.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15723

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: Dominika Torres

Address: 9600 W. Montecristo Rd. Edinburg Tx 78541

Phone: 956-874-8103

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

Water Supplier: N/A

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

Account/ESI No.: 10032789405902607
 Temporary Pole Permanent Service

regarding the land described as:

Evergreen Valley Estate Plat 3 10th #73

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

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

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

(Date approved 3/10/07);

(verified by [Signature]);

(verified by Charles Ruiz);

(verified by Charles Ruiz);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15723

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: Domitila Torres

Address: 9100 W. Montecristo rd
Edinburg TX. 78541

Phone: (956) 874-8103

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

Evergreen Valley Estates Plat. 3 lot # 73

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Domitila Torres
Requesting Party (Signature)

7-28-16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/3/16
Date

[Signature]
County Official

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 8, 2012

Grantor: Evergreen Valley Inc., a Texas Corporation
 Grantor's Mailing Address:
 3714 S. Exp. 281
 Edinburg, Texas 78542

Grantee: Agustin Jaime Torres and Domitila Torres
 Grantee's Phone Number: (956) 802-5163
 Grantee's Mailing Address (including county):
 9600 W Monte Cristo Rd
 Edinburg, Texas 78541
 Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Sixty-Four Thousand Nine Hundred Fifty and no/100's (\$64,950.00), 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 Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 73, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703891. 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. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703892. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
1. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;

A.T.
D.T.

...prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so; All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and 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. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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.

Evergreen Valley Inc., a Texas Corporation

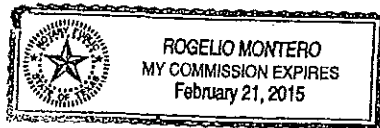
BY: [Signature]
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 2/8/2012, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Evergreen Valley Inc.
3714 S. Exp. 281
Edinburg, Texas 78542

Special Warranty Deed
page 2

VAST
D.T

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15723
Jun. 22, 2016

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

E8250-03-000-0073-00

[1] OWNER: TORRES, AGUSTIN JAIME
9600 W. MONTECRISTO
EDINBURG, TX. 78541
Telephone No. 802-5163

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. #3
LOT #73
5/28/13NW.AG.USE.E

[2] CONTRACTOR: SELF

LOCATION: 0 SKINNER & ML 20

[3] WATER SYSTEM: N AL

[8] SEWAGE: INSTA

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

[9] CONSTRUCTION TYPE: BRIC

[5] SIZE OF STRUCTURE: 3,622 Sq. Ft.

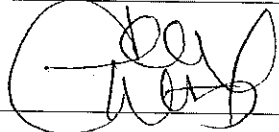
[10] EST. COST OF CONST.: \$110,000

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

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO
Prop. ID. 716393

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:50' BACK:35' SIDES:6'
MINIMUM ELEV. AS PER BFE. 71.4

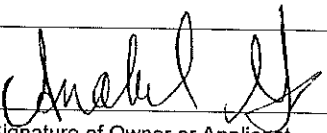
FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 6/22/16

OTHER _____
TOTAL AMOUNT \$30.00

Esteban Uresti
Approved by _____ Date 6/22/16

Light [X] Water [X]


Signature of Owner or Applicant _____ Date 6/22/16

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

Community No.: _____

Certification of Elevation
Required: YES NO BFE

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

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15834

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: Chad Hamer

Address: 405 East Water Lily
Mullen, TX 78504

Phone: 956-212-1388

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

Water Supplier: Sharyland

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

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

regarding the land described as: Lot 28, Ravenswood Subdivision

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 12/30/97);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15834

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: Chad Hamer
Address: 405 E. Water Lilly
McAllen, Tx 78504
Phone: 956-212-1388

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

Lot 28, Ravenswood Subdivision

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)

07-25-2016
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

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

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

8/3/16
Date

[Signature]
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 26, 2015

Grantor: ANTHONY A. CAVAZOS and wife, SHARON L. CAVAZOS

Grantor's Mailing Address: 7729 N. 25th Lane
(including county) McAllen, Hidalgo County, TX 78504

Grantee: CHAD HAMER and STEFANI ERB

Grantee's Mailing Address: 308 Swallow Ave.
(including county) McAllen, Hidalgo County, TX 78504

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Fifty Thousand and no/100 DOLLARS (\$50,000.00) executed by Grantee payable to the order of SECURITY FIRST FEDERAL CREDIT UNION. The note is secured by a vendor's lien retained in favor of SECURITY FIRST FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to LEO DAN PEREZ, Trustee.

Property (including any improvements):

Lot 28, of Ravenswood Subdivision Phase I, an Addition to the City of McAllen, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 33, Page 29, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property ; including but not limited to Oil and Gas Lease recorded in Volume 365, Page 124, Oil and Gas Lease Records of Hidalgo County, Texas and Oil, Gas and Mineral Lease recorded in Volume 168, Page 145, Oil and Gas Records of Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

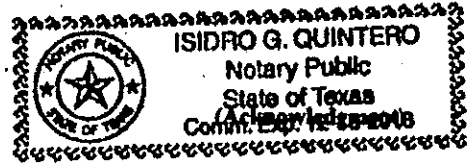
SECURITY FIRST FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of SECURITY FIRST FEDERAL CREDIT UNION and are transferred to that party without recourse on Grantor.

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

Anthony A. Cavazos
ANTHONY A. CAVAZOS

Sharon L. Cavazos
SHARON L. CAVAZOS

THE STATE OF TEXAS }
COUNTY OF Hidalgo



This instrument was acknowledged before me on the 26 day of May, 2015.

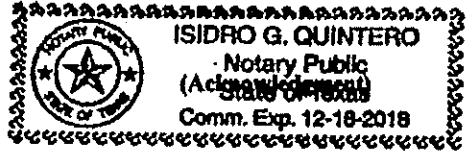
by ANTHONY A. CAVAZOS

Isidro G. Quintero
Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS }
COUNTY OF Hidalgo



This instrument was acknowledged before me on the 26 day of May, 2015.

by SHARON L. CAVAZOS

Isidro G. Quintero
Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

AFTER RECORDING RETURN TO:

CHAD HAMER
308 Swallow Ave.
McAllen, TX 78504

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II
242 W. Sunset, Suite 201
San Antonio, Texas 78209

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15834

Jul. 22, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

R1321-01-000-0028-00

[1] OWNER: HAMER, CHAD & ERB, STEFANI

[7] LEGAL DESC./NAME OF SUBDIVISION
RAVENSWOOD PH 1 LOT 28

405 E WATERLILY
MCALLEN, TX 78504

Telephone No. 212-1388

LOCATION: 0 DEPOT & 107

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA *— 055P*

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$250,000

[5] SIZE OF STRUCTURE: 4,765 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE TOP OF CURB.

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT **\$30.00**

Prepared by

7/22/16

Date

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: *480334*

Pct: 4

Community No.: *0325C*

Certification of Elevation

Required: YES NO BFE

Guillermo Roldan *7/22/16*

Approved by

Date

Signature of Owner or Applicant

07-22-2016

Date

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

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Septics
Installed

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Tecitus Land Dev. Co. LLC

Address: 2721 W. Sprague St.
Edinburg, TX 78539

Water Supplier: Agua Sud

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

Phone: 490-9500

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

regarding the land described as: Ellistle Subdivision lots 1-10

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

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

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

(Date approved 7/10/10);
(verified by [Signature])

(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

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: N/A

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

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

PARTY MAKING REQUEST:

Name: TEXCITRUS LAND DEVELOPMENT COMPANY, LLC

Address: 2721 W. SPRAGUE ST.

EDINBURG, TX 78539

Phone: (956) 490-9500

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

ELIBATE SUBDIVISION LOTS 1-10
LOT 7, ABRAM NORTH SUBDIVISION, HIDALGO COUNTY, TX, AS PER PLAT
RECORDED IN VOL. 30, PAGES 151-152, MAP RECORDS, HIDALGO COUNTY, TEXAS
STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

J. W. Ellis
Requesting Party (Signature)

6/2/2016
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of subd plat

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

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

7-27-16
Date

Paul Castillo
County Official

ELLIS NO. 6 SUBDIVISION

HIDALGO COUNTY, TEXAS
CONSISTING OF ALL OF LOT 7, ARAM NORTH SUBDIVISION,
HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAN THEREOF
MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

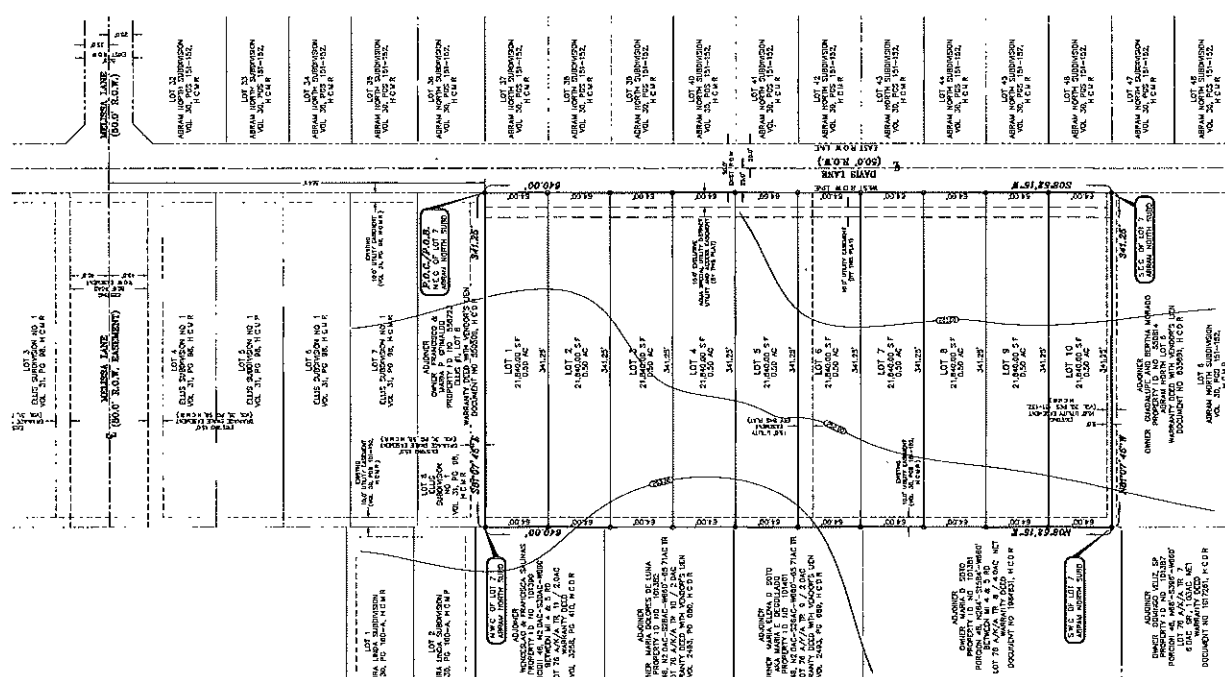
1. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



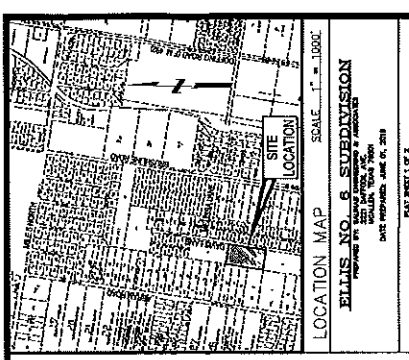
- SCALE: 1" = 40'
- LOT 1
 - LOT 2
 - LOT 3
 - LOT 4
 - LOT 5
 - LOT 6
 - LOT 7
 - LOT 8
 - LOT 9
 - LOT 10
 - LOT 11
 - LOT 12
 - LOT 13
 - LOT 14
 - LOT 15
 - LOT 16
 - LOT 17
 - LOT 18
 - LOT 19
 - LOT 20
 - LOT 21
 - LOT 22
 - LOT 23
 - LOT 24
 - LOT 25
 - LOT 26
 - LOT 27
 - LOT 28
 - LOT 29
 - LOT 30
 - LOT 31
 - LOT 32
 - LOT 33
 - LOT 34
 - LOT 35
 - LOT 36
 - LOT 37
 - LOT 38
 - LOT 39
 - LOT 40
 - LOT 41
 - LOT 42
 - LOT 43
 - LOT 44
 - LOT 45
 - LOT 46
 - LOT 47
 - LOT 48
 - LOT 49
 - LOT 50
 - LOT 51
 - LOT 52
 - LOT 53
 - LOT 54
 - LOT 55
 - LOT 56
 - LOT 57
 - LOT 58
 - LOT 59
 - LOT 60
 - LOT 61
 - LOT 62
 - LOT 63
 - LOT 64
 - LOT 65
 - LOT 66
 - LOT 67
 - LOT 68
 - LOT 69
 - LOT 70
 - LOT 71
 - LOT 72
 - LOT 73
 - LOT 74
 - LOT 75
 - LOT 76
 - LOT 77
 - LOT 78
 - LOT 79
 - LOT 80
 - LOT 81
 - LOT 82
 - LOT 83
 - LOT 84
 - LOT 85
 - LOT 86
 - LOT 87
 - LOT 88
 - LOT 89
 - LOT 90
 - LOT 91
 - LOT 92
 - LOT 93
 - LOT 94
 - LOT 95
 - LOT 96
 - LOT 97
 - LOT 98
 - LOT 99
 - LOT 100



PLAT NO. 5-57, 140
BY: [Signature]
REGISTERED SURVEYOR
STATE OF TEXAS



OWNER: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]



ELLIS NO. 6 SUBDIVISION
PLAT NO. 5-57, 140
REGISTERED SURVEYOR
STATE OF TEXAS

INDEX SHEET OF ELLIS NO. 6 SUBDIVISION

SHEET 1	SHEET 2
---------	---------

INDEX SHEET OF ELLIS NO. 6 SUBDIVISION

THIS SHEET CONTAINS THE FOLLOWING LOTS: [List of lots]

THE TOTAL AREA OF THIS SHEET IS: [Area]

THE TOTAL AREA OF THE SUBDIVISION IS: [Area]

SEAS

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
3801 W. 14TH STREET, SUITE 100
MCKINNEY, TEXAS 75069
(972) 488-8081 (FAX) (972) 488-8082 (CELL)