

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JOSE MONSIVAIS	1-13864
2.	DII MANAGEMENT	1-13818
	COMM. COURT: AUGUST 16, 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: 1-13864

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 Monsivais

Address: 1102 E. Carroll
San Juan, TX
78589

Phone: (956) 460-6060

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.: na
 Temporary Pole Permanent Service

regarding the land described as:

Birch #2 Lot # 48

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

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

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

(Date approved 8-25-08);

(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



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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-13864

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: Jose Monsivais
Address: 1102 E. Carroll St.
San Juan 78589
Phone: (956) 460-6060

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

Birch #2 W + #48

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose Monsivais 8-5-16
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:

8/5/2016
Date

Johanna Valles
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 29, 2016

Grantor: Buckeye Capital, LLC

Grantor's Mailing Address (including county):
2410 Paseo del Lago
Palmhurst, Hidalgo County, Texas 78573

Grantee: Jose Rojas Monsivais and wife, Martha L. Monsivais

Grantee's Mailing Address (including county):
1102 E. Carroll
San Juan, Hidalgo County, Texas 78589

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee, payable to the order of Buckeye Capital, LLC, 2410 Paseo del Lago, Palmhurst, Texas 78573. The note is secured by a Vendor's Lien retained in favor of Buckeye Capital, LLC in this Deed and by a Deed of Trust of even date from grantee to **JEFFERSON A. CRABB**, Trustee.

Property (including any improvements):

Lot 48, Birch Subdivision Phase II, Hidalgo County, Texas according to the map recorded in Volume 55, Page 148-152, Map Records in the Office of the County Clerk of Hidalgo County, Texas. .

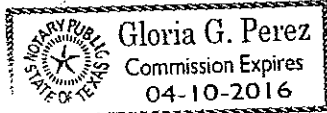
Reservations from and Exceptions to Conveyance and Warranty:

1. SAVE AND EXCEPT all oil, gas and other minerals.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; 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 all 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 creation, establishment, maintenance, and operation of the water and irrigation district; property taxes for the current and subsequent years the payment of which the Grantee assumes.

provided in this instrument for default. Exceptions to this provision for declaring the note due on sale or transfer are limited to the following: (a) creation of a lien or encumbrance subordinate to this deed of trust; (b) creation of a purchase--money security interest for household appliances; (c) transfer by devise, descent, or operation of law on the death of a joint tenant; and (d) grant of a lease hold interest of three years or less without an option to purchase.

NO SEARCH FOR LIENS, TITLE, PAST DUE TAXES WAS CONDUCTED ON THIS PROPERTY AT THE REQUEST OF BUYER AND SELLER.

Jose Monsivais



Jose Rojas Monsivais

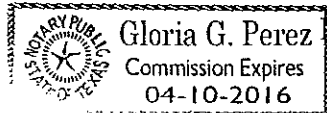
THE STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 9th day of March February 2016, by Jose Rojas Monsivais.

Gloria G. Perez

Notary Public, State of Texas

Martha L. Monsivais



Martha L. Monsivais

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 9th day of March February 2016, by Martha L. Monsivais.

Gloria G. Perez

Notary Public, State of Texas

After Recording Return To:
Buckeye Capital, LLC
2410 Paseo del Lago
Palmhurst, Texas 78573



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-13818

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: DH Management

Address: 2104 Ashley
Weslaco, TX
78596

Phone: (956) 638-0216

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

Water Supplier: North Alamo Water

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

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

regarding the land described as:

Tropical Palms #2 Lot #52

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 _____);
- 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; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

1-13818

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: DII Management
Address: 2104 Ashley
Weslaco, TX 78596
Phone: (956) 638-0216

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

Tropical Palms #2 W2 # 52

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)

8-4-16
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:

8/10/2016
Date

Johanna Valls
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-13818

Jul. 25, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Proposed 6/5/16/47

T7920-02-000-0052-00

[1] OWNER: DII MANAGEMENT

2104 ASHLEY
WESLACO, TEXAS 78596

Telephone No. 638-0216

[7] LEGAL DESC./NAME OF SUBDIVISION
TROPICAL PALMS EST #2 LOT

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.: \$125,000

[5] SIZE OF STRUCTURE: 2,780 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 30'
SIDES 10' REAR 20'

FOR COUNTY USE ONLY
APPLICATION FEES

Johanna Vallejo
Prepared by

7/25/2016
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Leonel Najera
Approved by

7/25/2016
Date

Flood Zone: NO
Panel No. /Suffix: *04500* Pct: 1
Community No.: *480334*

Certification of Elevation
Required: YES NO BFE

Jessica A. Wenzel
Signature of Owner or Applicant

7/25/2016
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.

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

Date: June 29, 2016

Grantor: JOANNA LOPEZ and husband, ARIEL AZAEL LOPEZ

Grantor's Mailing Address (including county):

2719 S. Caraway Road
Jonesboro, Arkansas 72401
Craighead County

Grantee: DLI MANAGEMENT, LLC, a Texas Limited Liability Company
d/b/a A & M CONSTRUCTION

Grantee's Mailing Address (including county):

2104 Ashley Drive
Weslaco, Texas 78596
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lot 52, TROPICAL PALMS ESTATES NO. 2 SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 41, Pages 15 and 16, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restricted covenants dated October 31, 2002, filed November 1, 2002 under Document Number 1136712; dated November 5, 2002, filed November 6, 2002 under Document Number 1137964, Official Records and Volume 41, Pages 15 and 16, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said

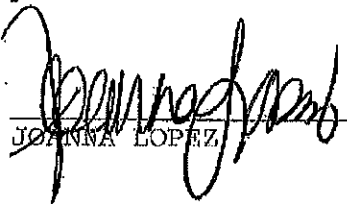
- covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No.1.
 3. Minimum floor elevations, setback lines, utility easements, general easement to North Alamo Water Supply Corporation, sidewalk requirement and restrictions as shown on the map of Tropical Palms Estates No. 2
 4. Subdivision, recorded in Volume 41, Pages 15 and 16, Map Records of Hidalgo County, Texas.
 5. Easement for roadways, canals, drainage ditches, etc., in favor of C.H. Swallow and Company as shown by instrument dated September 25, 1922, recorded in Volume 153, Page 154, Deed Records of Hidalgo County, Texas.
 6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Helen Engelman Stagle, as Lessor, and Texas & Oil Corp., as Lessee, dated July 18, 1978, recorded in Volume 376, Page 149, Oil and Gas Records of Hidalgo County, Texas.
 7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Pablo Jacinto and wife, Guadalupe R. Jacinto, as Lessor, and Texas Oil and Gas Corp., as Lessee, dated August 21, 1978, recorded in Volume 377, Page 185, Oil and Gas Records of Hidalgo County, Texas.
 8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Suemaur Exploration & Production LLC, dated August 23, 2000, filed November 2, 2000 under Document Number 917921; dated January 15, 2002, filed January 30, 2002 under Document Number 1046741 and dated January 15, 2002, filed January 30, 2002 under Document Numbers 1046742, 1046743 and 1046744, all in the Official Records of Hidalgo County, Texas.
 9. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated February 13, 2003, filed May 16, 2003 under Document Number 1200021 and amended dated February 15, 2003, filed November 18, 2004 under Document Number 1405369, both in the Official Records of Hidalgo County, Texas.
 10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Mitchell Petroleum Land Services, Inc., dated June 14, 2005, filed September 2, 2005 under Document Number 2005-1516718, dated June 8, 2006, filed October 3, 2006, under Document Number 2006-1670233, and amended dated October 13, 2006, filed December 8, 2006, under Document Number 2006-1695726 dated June 8, 2006, filed October 3, 2006, under Document Number 2006-1670234, and amended dated October 9, 2006, filed December 8, 2006, under Document Number 2006-1695727, dated June 8, 2006, filed

October 3, 2006, under Document Number 2006-1670235, and amended dated November 9, 2006, filed December 8, 2006, under Document Number 2006-1695728, dated June 8, 2006, filed October 3, 2006, under Document Number 2006-1670236, and amended dated October 12, 2006, filed December 8, 2006, under Document Number 2006-1695729, Official Records of Hidalgo County, Texas.

- 11. Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 207, Deed Records of Hidalgo County, Texas.
- 12. Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 209, Deed Records of Hidalgo County, Texas.
- 13. Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 211, Deed Records of Hidalgo County, Texas.
- 14. Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 214, Deed Records of Hidalgo County, Texas.
- 15. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 16. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years.

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.

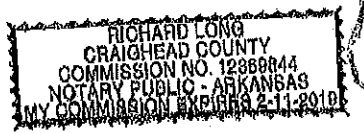
When the context requires, singular nouns and pronouns include the plural.


JOANNA LOPEZ


ARIEL AZAEL LOPEZ

State of Arkansas (Acknowledgment)
County of Craighead

This instrument was acknowledged before me on the 30 day of June, 2016, by JOANNA LOPEZ.



[Signature]
Notary Public, State of ~~Arizona~~
Arkansas

State of Arkansas (Acknowledgment)
County of Craighead

This instrument was acknowledged before me on the 30 day of June, 2016, by ARIEL AZAEL LOPEZ.



[Signature]
Notary Public, State of ~~Arizona~~
Arkansas

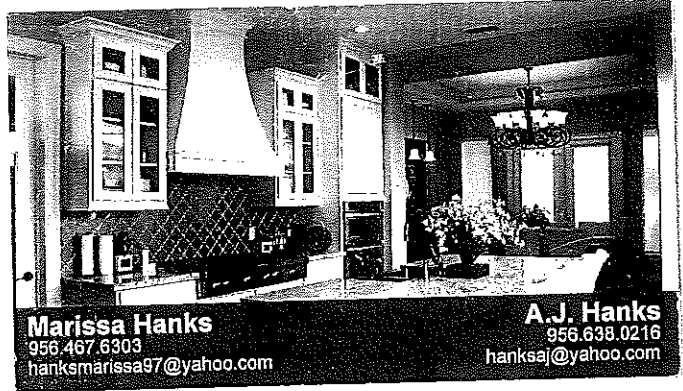
AFTER RECORDING RETURN TO:

THE LAW FIRM OF:
McLAREN & ASSOCIATES
5123 N. McColl
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:
McLAREN & ASSOCIATES
5123 N. McColl
McAllen, Texas 78504

File/GF Number: 16/5486



Marissa Hanks
956.467.6303
hanksmarissa97@yahoo.com

A.J. Hanks
956.638.0216
hanksaj@yahoo.com