



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: 1-13962

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: Martin Villanueva
Const. LLC

Address: Lot 2 Block 4
Campana Schd Ph 3

Phone: 956-686-7636

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

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:

Campana #3 Lot 2 Blk 4

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 5/29/07);
 (verified by Gilbert Peana);
 (verified by _____);
 (verified by _____);
 (verified by _____);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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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: Martin Villanueva Const. LLC
Address: 3528 Buddy Owens Ave
McAllen TX 78504
Phone: 956-686-7636

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

Lot 2 Block 4 Campana Subd Ph 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

V My
Requesting Party (Signature)

9-8-16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/14/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-13962 Sep. 8, 2016

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

C0740-03-004-0002-00

[1] OWNER: VILLANUEVA, MARTIN 3528 BUDDY OWENS AVE. MCALLEN TX 78504

[7] LEGAL DESC./NAME OF SUBDIVISION CAMPANA PH 3 LOT 2 BLK 4

Telephone No.

LOCATION: 0 MILE 15 1/2 & FM 88

[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.: \$86,485

[5] SIZE OF STRUCTURE: 2,471 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 & REGULATIONS SETBACKS FRONT:25' REAR:10' SIDES:10' MIN. ELE. OF TOP CURB 18"

FOR COUNTY USE ONLY APPLICATION FEES

Signature of Preparer: Lionel Najera Date: 9/8/16

OTHER TOTAL AMOUNT \$30.00

Signature of Approver: Lionel Najera Date: 9/16/16

Light [X] Water [X]

Signature of Owner: [Signature] Date: 9/9/16

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

Community No.: 480334

Certification of Elevation Required: YES NO [checked] 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.

**CHARGE TO: VLTC
GF #149106 (AR)**

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: August 16, 2016

Grantor: LEE M. CANTU and wife, PETRA P. CANTU

Grantor's Mailing Address: P.O. Box 1865
Elsa, Texas 78543
Hidalgo County

Grantee: MARTIN VILLANUEVA CONSTRUCTION, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 3528 Buddy Owens Ave.
McAllen, Texas 78504
Hidalgo County

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of their one certain promissory note of even date herewith in the principal sum of ONE HUNDRED FIFTY THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$150,400.00), payable to the order of LONE STAR NATIONAL BANK, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default 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 S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

All of Lot 2, Block 4, CAMPANA SUBDIVISION PHASE III, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 53, Pages 108 thru 111, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Restrictive Covenants as set forth in instrument dated November 19, 2007, filed November 28, 2007 under Document Number 2007-1830475 and dated April 9, 2008, filed April 9, 2008 under Document Number 2008-1877628, Official Records and Volume 53, Pages 108 thru 111, Map Records of Hidalgo County, Texas.

Annual maintenance charge and/or current assessments as set forth in instrument dated November 19, 2007, filed November 28, 2007 under Document Number 2007-1830475 and dated April 9, 2008, filed April 9, 2008 under Document Number 2008-1877628, Official Records of Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Campana Subdivision Phase III, recorded in Volume 53, Pages 108 thru 111, Map Records of Hidalgo County, Texas.

Easements for roadways, canals, drainage ditches, etc., in favor of American Rio Grande Land & Irrigation Company as shown by instrument dated June 10, 1919, recorded in Volume 87, Page 217, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between John Lewie Hoyt and wife, Jewell Ruth Hoyt, as Lessor, and Hale Schaleben, as Lessee, dated August 4, 1955, recorded in Volume 177, Page 275, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned to Gulf Oil Corp. by instrument dated August 9, 1955, recorded in Volume 177, Page 277, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between John Lewie Hoyt and wife, Jewell Ruth, as Lessor, and G.A. Gacke, as Lessee, dated May 6, 1965, recorded in Volume 298, Page 202, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned to Humble Oil & Refining Co. by instrument dated July 6, 1965, recorded in Volume 304, Page 814, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Jimmie M. Hoyt, as Lessor, and Trinity Royalty Company, as Lessee, dated October 29, 1997, filed January 23, 1998 under Document Number 650136, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Katherine Peay Hoyt, as Lessor, and Coastal Oil & Gas USA, L.P., as Lessee, dated December 1, 2000, filed January 31, 2001 under Document Number 939588, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated December 22, 1949, recorded in Volume 677, Page 622, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated November 1, 2007, filed November 6, 2007 under Document Number 2007-1823979, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records of Hidalgo County, Texas.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

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.

Taxes for the year 2016 and all subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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

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

LONE STAR NATIONAL BANK, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described ONE HUNDRED FIFTY THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$150,400.00) note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said LONE STAR NATIONAL BANK and the same are hereby TRANSFERRED AND ASSIGNED to said LONE STAR NATIONAL BANK without recourse on grantor.

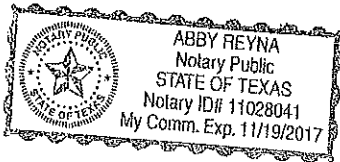
When the context requires, singular nouns and pronouns include the plural.

LEE M. CANTU

PETRA P. CANTU

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 19th day of August, 2016, by LEE M. CANTU and PETRA P. CANTU.



PREPARED IN THE OFFICE OF:
Ciro Ochoa, Jr.
6013 N. 10th St.
McAllen, Texas 78504
GF #149106/AR;rg

AFTER RECORDING RETURN TO:
Martin Villanueva Construction, LLC
3528 Buddy Owens Ave.
McAllen, Texas 78504