

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	SWAK PROPERTIES: LOTS 1-7, TERRY PALMS NO. 3	BLANKET COVER
2.	SAN JACINTO ENTERPRISES, LLC.; JACINTO GARZA: LOTS 1-28, SAN JACINTO ESTATES NO. 9	BLANKET COVER
3.	E.E.A.C. INC.: LOTS 1-80, MARAVILLAS ESTATES PH I	BLANKET COVER
4.	CWL LIMITED BY THREE, LLC: LOTS 87-127, RANCHITOS ESCONDIDOS PH II	BLANKET COVER
5.	GARCO LTD BY GARCO MANAGEMENT , LLC, RICHARD A. GARZA: LOTS 1-7, KENYON VEGAS RANCHES	BLANKET COVER
6.	GARCO LTD BY GARCO MANAGEMENT, LLC, RICHARD A. GARZA: LOTS 1-17, RIO VEGAS RANCHES	BLANKET COVER
7.	TRES LUNAS DEVELOPMENT, LLC, ZACHARY SCURLOCK: LOTS 1-59 SAN PATRICIO SUBD.	BLANKET COVER
8.	EDGAR A. FERNANDEZ	4-13837
9.	ISRAEL SANTOY	4-15390
	COMM. COURT: SEPTEMBER 20, 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

OSSF
Precinct 1 2 3 4
N/A

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:

Name: SWAK Properties

Address: 2810 N. Clamer
Edinburg, TX
78540

Phone: (956) 383-0808

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

Water Supplier: NAWS

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

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

regarding the land described as: Tenny Palms NO. 3 lots # 1-7

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 8/23/16);
 (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

Rev. 06-03-15

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

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: SWAK Properties, LLC

Address: 2810 N. Closner

Edinburg, Texas 78540

Phone: (956)383-0868

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

Terry Palms NO. 3 lot # 1-7

A 4.49 acre tract of land out of Lot 10, Block 30, Santa Cruz Gardens No. 2, 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

[Handwritten Signature]

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 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:

9-13-10
Date

[Handwritten Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

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OSSF

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:

Name: San Jacinto Enterprises, LLC
Jacinto Exarta

Address: 2100 W.

Expressway 83
Mercedes, TX 78570

Phone: (956) 565-9813

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

Water Supplier: NAWS

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

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

regarding the land described as: San Jacinto Estates No. 9 lots #1-28

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;
- 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 8/23/16);
 (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



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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

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:

San Jacinto Enterprises, LLC

Name: Jacinto Garza

Address: 2100 W Expressway 83

Mercedes, TX 78570

Phone: (956) 565-9813

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

SAN JACINTO ESTATES NO. 9: A 20.15 Acre Tract of Land out of Farm Tract 312, West and Adams Tracts Subdivision, Hidalgo County, Texas

1015 #1-28

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

5-10-16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

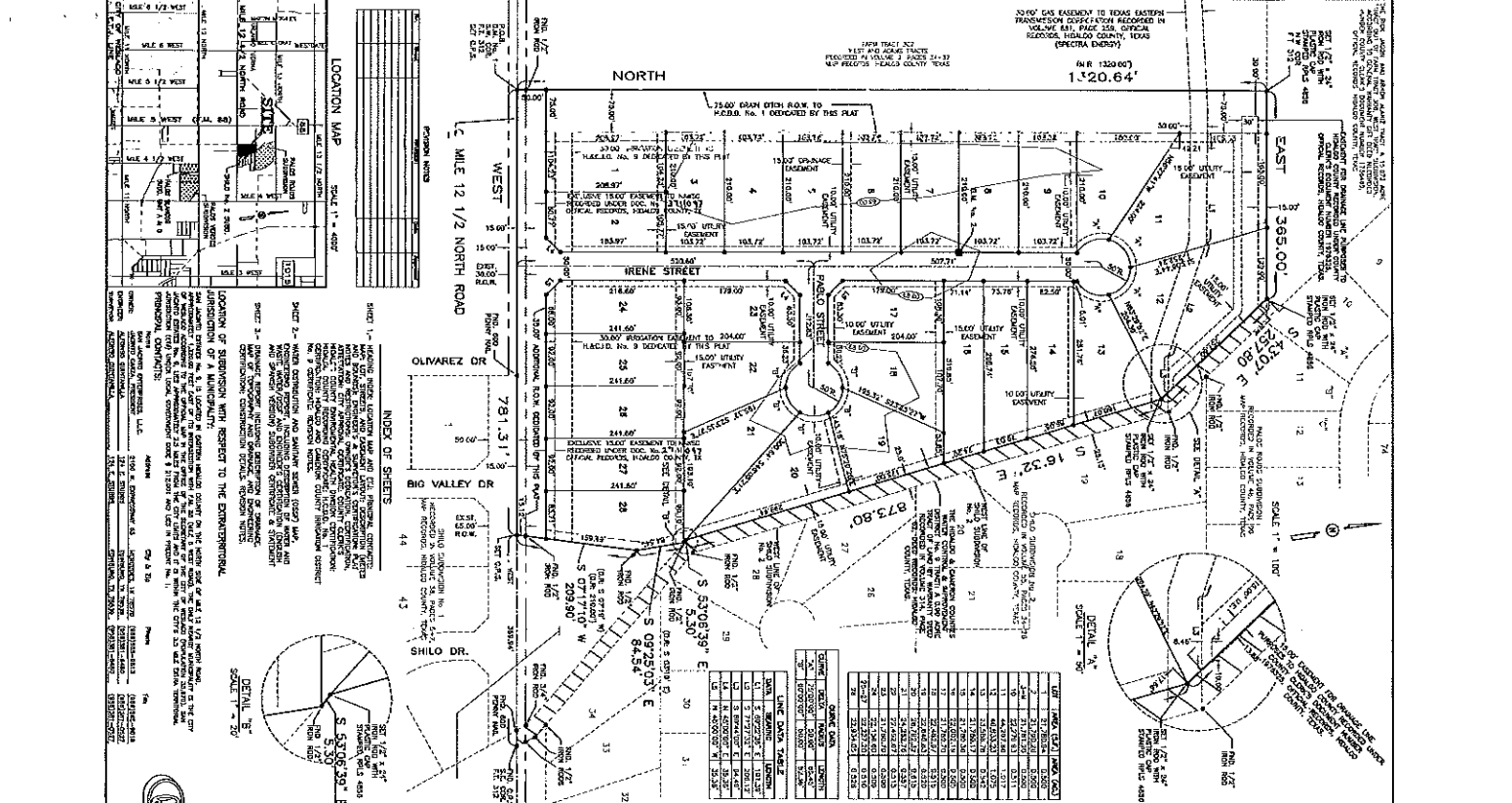
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

9-13-16
Date

[Signature]
County Official



PLAT NOTES AND RESTRICTIONS:

1. THIS PLAT IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND ENCUMBRANCES OF RECORD IN THE PUBLIC RECORDS OF HALL COUNTY, TEXAS.
2. THE SURVEY IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND ENCUMBRANCES OF RECORD IN THE PUBLIC RECORDS OF HALL COUNTY, TEXAS.
3. THE SURVEY IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND ENCUMBRANCES OF RECORD IN THE PUBLIC RECORDS OF HALL COUNTY, TEXAS.
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32. THE SURVEY IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND ENCUMBRANCES OF RECORD IN THE PUBLIC RECORDS OF HALL COUNTY, TEXAS.
33. THE SURVEY IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND ENCUMBRANCES OF RECORD IN THE PUBLIC RECORDS OF HALL COUNTY, TEXAS.
34. THE SURVEY IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND ENCUMBRANCES OF RECORD IN THE PUBLIC RECORDS OF HALL COUNTY, TEXAS.
35. THE SURVEY IS SUBJECT TO ALL RECORDS, DEEDS, EASEMENTS, AND ENCUMBRANCES OF RECORD IN THE PUBLIC RECORDS OF HALL COUNTY, TEXAS.

SUBMISSION DATE OF:
SAN JACINTO ESTATES No. 9

A 32.5 ACRE TRACT OF LAND SITUATE IN THE WEST AND NORTHWEST CORNERS OF SECTION 10, T12N, R12E, S30E, HALL COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT NUMBER 10,000,000, AS SHOWN ON THE PLAT HEREIN, RECORDED IN HALL COUNTY CLERK'S OFFICE UNDER NUMBER 89789. OFFICIAL RECORDS, HALL COUNTY, TEXAS.

DATE AND PLACE:
A 32.5 ACRE TRACT OF LAND SITUATE IN THE WEST AND NORTHWEST CORNERS OF SECTION 10, T12N, R12E, S30E, HALL COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT NUMBER 10,000,000, AS SHOWN ON THE PLAT HEREIN, RECORDED IN HALL COUNTY CLERK'S OFFICE UNDER NUMBER 89789. OFFICIAL RECORDS, HALL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HALL
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that the above plat is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conforms to the requirements of the laws of the State of Texas in that behalf made.

STATE OF TEXAS
COUNTY OF HALL
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that the above plat is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conforms to the requirements of the laws of the State of Texas in that behalf made.

RIGHT OF WAY EASEMENT

ALL OF THE LAND HEREIN SHOWN AS BEING A RIGHT OF WAY EASEMENT, AND THE UNDERSIGNED, LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS SHOWN TO ME BY THE OWNER THEREOF, AND THAT THE SAME CONFORMS TO THE REQUIREMENTS OF THE LAWS OF THE STATE OF TEXAS IN THAT BEHALF MADE.

STATE OF TEXAS
COUNTY OF HALL
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that the above plat is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conforms to the requirements of the laws of the State of Texas in that behalf made.

STATE OF TEXAS
COUNTY OF HALL
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that the above plat is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conforms to the requirements of the laws of the State of Texas in that behalf made.

STATE OF TEXAS
COUNTY OF HALL
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that the above plat is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conforms to the requirements of the laws of the State of Texas in that behalf made.

STATE OF TEXAS
COUNTY OF HALL
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that the above plat is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conforms to the requirements of the laws of the State of Texas in that behalf made.



PLANNING DEPARTMENT

Rev. 06-03-15

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956-318-2844

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

OSSF
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:

Name: E.E.A.C. Inc.

Address: P.O. Box 5454
McAllen, TX
78502

Phone: (956) 494-8024

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

Water Supplier: NAWS

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

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

regarding the land described as:

Maravillas Estates PH. 1 lots # 1-80

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 8/23/10;
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

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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: E.E.A.C. Inc.

Address: P.O. Box 5454
McAllen, TX 78502

Phone: (956) 494-8024

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): 30.137 acres out of Lots 1 & 2, Block 14 & Lots 1 & 4, Block 15, La Donna Plat Subdivision, Volume 1, Page 51, H.C.M.R. to be proposed as MARAVILLAS ESTATES PHASE 1 JOTD 1-80

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) Date 5/3/16

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
Executory Contract
Lease
Rent Receipt
Affidavit
Other (describe) Copy of subdiv. 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:
Date 9-13-10 County Official [Signature]



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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:

Name: CWL Limited, by Three, LLC

Address: P.O. Box 118
Edinburg, TX
78540

Phone: (957) 383-5000

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

Water Supplier: NAWS

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

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

regarding the land described as: Ranchito Escondidos PH 2 lots # 87-127.

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;
- yes A plat has been reviewed and approved by the Commissioners Court;
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- 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 8/23/16);
 (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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

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: CWL Limited, by Three, LLC
It's General Partner

Address: P.O. Box 118
Edinburg, Texas 78540

Phone: (956) 383-5060

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): RANCHITOS ESCONDIDOS SUBDIVISION PHASE II
A 94.47 Acre Tract out of Tract 157, San Salvador del Tule Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 10, Pages 58-60, Map Records, Hidalgo County, Texas.

Ranchitos Escondidos Ph. 2 lots #87-107

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

CWL LIMITED, BY: THREE, LLC., IT'S GENERAL PARTNER

5-10-16

Requesting Party (Signature)

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:

9/13/16
Date

[Signature]
County Official



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

OSSF
+
sewer
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:

Name: Flavio LTD. By: Flavio Management
Address: 3910 W. Freddy Gonzalez Dr. Edinburg, TX 78539
Phone: (956) 383-6095

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

Water Supplier: NAWS

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

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

regarding the land described as: Kenyon Vegas Ranchel lots (1-7)

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 8/23/10);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flavio Castillo);
- 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]);
- 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 Flavio Castillo);

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

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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: 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: Garco, Ltd, by: Garco Management, LLC.,
General Partner By: Richard A. Graza, President

Address: 3910 W. Freddy Gonzalez Dr.
Edinburg, Texas 78539

Phone: (956)383-6295

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

Kenyon Vegas Ranches: A 9.56 acre tract of land being all of lot 1, Block 6, Santa Cruz Gardens

No.3, Hidalgo County, Texas

10th (1-7)

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Garco, Ltd, by: Garco Management, LLC.,
General Partner By: Richard A. Graza, President

Requesting Party (Signature)

Date

7/27/16

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

[Signature]
County Official



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: 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: GARCO Ltd. By: GARCO Management
LLC, It's General Partner By: Richard A. Garza, President

Address: 3910 W. Freddy Gonzalez Dr.
Edinburg, Texas 78539

Phone: (956) 383-6295

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

RIO VEGAS RANCHES: A 10.00 acre tract of land being the north 10.0 acres out of Lot 11, Section 250 Texas-Mexican Railway Company's Survey, Hidalgo County, Texas 1015A(1-17)

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)

2.4.16
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:

9/07/16
Date

Flores Cantello
County Official



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

Installed
OSSF

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:

Name: Tres Lunas Development, LLC

Address: 3714 N. Expressway
281 Edinburg
TX 78539

Phone: (956) 350-0726

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

Water Supplier: NAWS

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

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

regarding the land described as: San Patricia Subdivision lots # (1-59)

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 8/23/16);
 (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

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: 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: Tres Lunas Development, LLC, Zachary Scurlock, Member

Address: 3714 S. Expressway 281

Edinburg, Texas 78539

Phone: 956-386-0726

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): San Patricio Subdivision: A 40.00 acre tract of land being all of Lot 3, Block 7 La Donna Plat Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 51, Map Records, Hidalgo County, Texas

lot 3B
(1-59)

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Z Z / M
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 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:

9/07/16.
Date

[Signature]
County Official



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.
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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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-13837

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:

Edgar A. Fernandez

Address:

2414 Moonlight Ln.
#3 Edinburg, TX.
78541

Phone:

(956) 802-7640

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>9 12 16</u>

Water Supplier:

Sharyland

Utility Provider:

M.V.E.C. AEP

Account/ESI No.:

310579 -001

Temporary Pole

Permanent Service

regarding the land described as:

LOT 09 LA PUERTA SUB.

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 08/10/2016);

(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
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Weslaco, TX 78596
956-968-4734
956-973-7850

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-13837

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: Edgar A. Fernandez
Address: 2414 Moonlight Ln. #3
Edinburg, TX. 78541
Phone: (956) 802-7640

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

Lot 89 La Puerta sub.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Edgar A. Fernandez
Requesting Party (Signature)

9/12/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/12/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13837

Oct. 20, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

L1770-01-000-0089-00

[1] OWNER: FERNANDEZ, EDGAR A.

2414 MOONLIGHT DR.
MCALLEN, TX. 78540

Telephone No. 802-7640

[7] LEGAL DESC./NAME OF SUBDIVISION
LA PUERTA LOT 89

LOCATION: 0 ROOTH & MILE 17 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$125,000

[5] SIZE OF STRUCTURE: 2,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW-RESIDENTIAL

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-25' REAR-10' SIDES-6'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 0325-D

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.

Rodolfo Ruiz 10-20-14
Prepared by Date

Rodolfo Ruiz 10-17-14
Approved by Date

[Signature] 10/20/14
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.

CHARGE San Jacinto Title Services-McAllen
 GF# 1421031 Closes CAS

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: SEPTEMBER 26, 2014

Grantor: ALDESI, L.L.C, a Texas limited liability company

Grantor's Mailing Address: 3924 SUNDOWN DR.
 MCALLEN, TEXAS 78503
 HIDALGO COUNTY

Grantee: EDGAR A. FERNANDEZ, a married person

Grantee's Mailing Address: 2414 MOONLIGHT LANE, APT. 3
 EDINBURG, TEXAS 78540
 HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$127,300.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

Lot Eighty Nine (89), LA PUERTA SUBDIVISION, PHASE I, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat recorded in Volume 51, Pages 62-67, Map Records, Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1656038, and Document No. 2109516, Official Records, and Volume 51, Pages 62-67, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 51, Pages 62-67, Map Records of Hidalgo County, Texas.
- f. Subject to Covenants, Conditions, Stipulations, Easements and Assessments as contained in Restrictions recorded under Clerk's File No. 1656038, Official Records of Hidalgo County, Texas.

- g. Covenants, conditions, and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- h. Easement and Right of Way dated August 12, 1949, in favor of Central Power and Light Company, recorded in Volume 669, Page 120, Deed Records of Hidalgo County, Texas.
- i. Right of Way dated October 20, 1978, executed by William Hugh Kirkpatrick, Jr., T.A. Kirkpatrick, Individually and as Joint Independent Executors under the Will of William Hugh Kirkpatrick, Deceased, Margaret Irene Davey, Annie Laura Kirkpatrick Williams and Mitchell Robert Kirkpatrick to Sharyland Water Supply Corporation, recorded in Volume 1598, Page 921, Official Records of Hidalgo County, Texas.
- j. Right of Way dated November 6, 1978, executed by Sadie Pearl Glenn to Sharyland Water Supply Corporation, recorded in Volume 1600, Page 730, Official Records of Hidalgo County, Texas.
- k. Grant of Easement dated November 15, 1978, executed by Veteran Purchaser to Sharyland Water Supply Corporation, recorded in Volume 1601, Page 418, Official Records of Hidalgo County, Texas.
- l. Easement and Right of Way dated July 15, 1982, executed by Freloma Capital, N.V. to Magic Valley Electric Cooperative, Inc., A Texas Corporation, recorded in Volume 1792, Page 240, Official Records of Hidalgo County, Texas.
- m. Easement and Right of Way dated March 30, 1983, executed by Sadie Pearl Glenn to Magic Valley Electric Cooperative, Inc., A Texas Corporation, recorded in Volume 1832, Page 563, Official Records of Hidalgo County, Texas.
- n. Grant of Easement dated April 13, 1983, executed by Veteran Purchaser to Magic Valley Electric Cooperative, Inc., recorded in Volume 1835, Page 118, Official Records, Hidalgo County, Texas.
- o. Easement and Agreement Fence Encroachment dated April 30, 1991, executed by and between Harwell Henderson and wife, Betty Henderson and Dick Kieffer and wife, Marilyn Kieffer, recorded in Volume 3069, Page 603, Official Records of Hidalgo County, Texas.
- p. Uniform Subdivision Non-Standard Water Service Agreement dated March 21, 2006, by and between Sharyland Water Supply Corporation and Linva Development, recorded under Document No. 1594175, Official Records, Hidalgo County, Texas.
- q. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 22, 1976, executed by Sadie Pearl Glenn, widow of J. T. Glenn to J. M. Huber Corporation, recorded in Volume 358, Page 198, Oil and Gas Records of Hidalgo County, Texas.
- r. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 22, 1976, executed by James Thomas Glenn, Jr., and wife, Shirley Ann Glenn and Veteran Land Board to J. M. Huber Corporation, recorded in Volume 358, Page 201, Oil and Gas Records of Hidalgo County, Texas.
- s. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1977, executed by Hugh Kirkpatrick, et.al. to Norman E. Graham, recorded in Volume 366, Page 283, Oil and Gas Records of Hidalgo County, Texas.
- t. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 3, 1977, executed by Hidalgo County Water Control & Improvement District No. One to Norman E. Graham d/b/a Norman E. Graham Oil and Gas Company, recorded in Volume 371, Page 705, Oil and Gas Records of Hidalgo County, Texas.

- u. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 31, 1981, executed by James Thomas Glenn, Jr., and wife, Shirley Ann Glenn to J. M. Huber Corporation, recorded in Volume 401, Page 222, Oil and Gas Records of Hidalgo County, Texas.
- v. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 31, 1981, executed by Sadie Pearl Glenn, a widow of J.T. Glenn, Deceased to J. M. Huber Corporation, recorded in Volume 403, Page 591, Oil and Gas Records of Hidalgo County, Texas.
- w. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 31, 1981, executed by James Thomas Glenn, Jr. and wife, Shirley Ann Glenn to J. M. Huber Corporation, recorded in Volume 404, Page 342, Oil and Gas Records of Hidalgo County, Texas.
- x. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 2, 1938, executed by Hidalgo County Water Control and Improvement District No. One to Viola Roberts, recorded in Volume 449, Page 18, Deed Records of Hidalgo County, Texas.
- y. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated April 1, 1939, executed by Hidalgo County Water Control and Improvement District No. One to Viola Lee Roberts, recorded in Volume 456, Page 298, Deed Records of Hidalgo County, Texas.
- z. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 1, 1944, executed by and between W.C. Bohannon and Esther M. Bohannon, recorded in Volume 18, Page 133, Miscellaneous Deed Records of Hidalgo County, Texas.
- aa. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated November 13, 1945, executed by Wallace C. Bohannon to Robert S. Martin and J. A. Morgan, recorded in Volume 567, Page 245, Deed Records of Hidalgo County, Texas.
- bb. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated July 28, 1955, executed by Hugh Kirkpatrick to T. Allen Kirkpatrick, Jr., et al, recorded in Volume 208, Page 230, Oil and Gas Records of Hidalgo County, Texas.
- cc. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated December 19, 1979, executed by William Hugh Kirkpatrick, Jr. to Lee Electric Enterprises, Inc., recorded in Volume 1652, Page 300, Deed Records of Hidalgo County, Texas.
- dd. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated July 3, 1984, executed by Betty Gaston, Trustee to Harwell Henderson and wife, Betty Henderson, recorded in Volume 2006, Page 448, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas and other minerals, like or unlike, in, on, under or that may be produced from said premises, together with the right of ingress and egress for the purpose of exploring for and producing the same".
- ee. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated November 22, 1996, executed by James Thomas Glenn, Jr., also known as J. T. Glenn, Jr. and wife, Shirley Ann Glenn to El Rancho Verde Incorporated, a Texas Corporation, recorded under Document No. 564395, Official Records of Hidalgo County, Texas, which document contains the following language "Save and except all oil, gas and other minerals not previously reserved, which are hereby retained by Grantors".

ff. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.

gg. Zoning and building ordinances in favor of the City of McAllen.

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 Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

ALDESI, LLC, A TEXAS LIMITED LIABILITY COMPANY

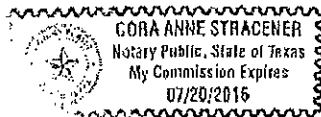
BY: [Signature]
ALADAR DEUTSCH, Manager

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 1 day of October, 2014, by ALADAR DEUTSCH, Manager of ALDESI, LLC, a Texas limited liability company on behalf of said company.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE F-3
McALLEN, TEXAS 78504
GP#142427037

AFTER RECORDING RETURN TO:

EDGAR A. FERNANDEZ and wife, LAURA M. GUZMAN DE FERNANDEZ
2414 MOONLIGHT LANE, APT. 3
EDINBURG, TEXAS 78540



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: 4-15790

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: Israel Santoy
Address: 8809 Rancho Alto De
Edinburg Tx 78542
Phone: (956) 884-5006

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

Brenda Ranchettes Lot # 416

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Israel Santoy 9-13-16
Requesting Party (Signature) Date:

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

09/13/16 Date
[Signature] County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15790

Jul. 13, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

B4038-00-000-0416-00

[1] OWNER: SANTOY, ISRAEL & ISABEL

[7] LEGAL DESC./NAME OF SUBDIVISION
BRENDA RANCHETTES LOT 416

535 MOORE RD
ALAMO, TX 78516

Telephone No. 884-5006

LOCATION: 0 2812 & C.CHAVEZ

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: RESD. ADDITION

30- RESIDENTIAL/ ADD. & RENOVATION

[10] EST. COST OF CONST.: \$25,000

[5] SIZE OF STRUCTURE: 2,400 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Prop. Id. 646834

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:35' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

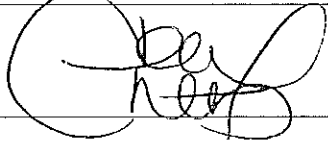
Light [X] Water [X]

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

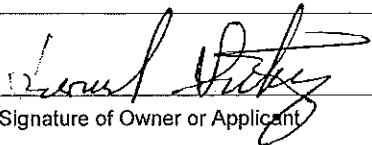
Community No.: 0325D

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 _____ Date 7/13/16

Julio Ruiz
Approved by _____ Date 7/17/16


Signature of Owner or Applicant _____ Date 7-13-16

[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.

Charge to: VLTC

GF # 146855

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

WARRANTY DEED

Date: March 17, 2016

Grantor(s): Angie Garcia and husband, Paul Garcia

Grantor's Mailing Address:

1302 W. Acacia Ave.
Alamo, Texas 78516
Hidalgo County

Grantee(s): Israel Santoy and wife, Isabel Santoy

Grantee's Mailing Address:

535 Moore Rd.
Alamo, Texas 78516
Hidalgo County

Consideration:

For the consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvement, if any):

All of Lot 416, BRENDA RANCHETTES, Hidalgo County, Texas, according to the map recorded in Volume 39, Page 60, 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 Exception to Conveyance and Warranty:

Restrictive covenants of record dated March 18, 2002, filed May 29, 2002 under Document Number 1087075, Official Records and Volume 39, Page 60, 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.

- A. Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15 and easements and restrictions as shown on the map of the above described subdivision.

As a material part of the consideration for this deed, Grantors and Grantee agree that Grantee is taking the property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantors that the property has a particular financial value or is fit for a particular purpose. Grantee acknowledge and stipulate that Grantee is not relying on any representation, statement, or other assertion with respect to the property condition but is relying on Grantee's examination of the property. Grantee takes the property with the express understanding and stipulation that there is no express or implied warranties except for limited warranties of title set forth in this deed.

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

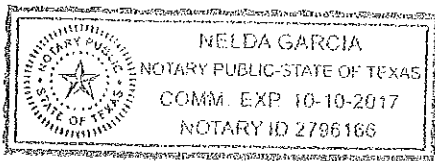
Angie Garcia
ANGIE GARCIA

Paul Garcia
PAUL GARCIA

(Acknowledgment)

STATE OF TEXAS 0
COUNTY OF HIDALGO 0

This instrument was acknowledged before me on this the 17th day of March, 2016, by Angie Garcia and wife, Paul Garcia.



Nelda Garcia
Notary Public, State of Texas
