

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Esperanza Falcon de Garza	4-12635
2.	Esteban Alvarez & Marisa Yvette Garza	4-16248
3.	Rafael S. Alvarez & Maria E. Alvarez	4-16231
4.	Yadira G. Moreno	4-12779
COMM. COURT: DECEMBER 06, 2016		



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-126035

### 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: Falcon, Esperanza de Garza

Address: 1600 Nancy St.  
Edinburg, TX 78541

Phone: 956-309-7870

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Charito Ram</u> Authorized Signature <u>Pro Installed</u>
Inspection/Permit No:	Date Approved:	<u>11 13 116</u>

Water Supplier: North Alamo Water Supply Co.

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

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

regarding the land described as: Santa Cruz Ranches #2 lot #35

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 6/3/04);  
 (verified by [Signature]);  
 (verified by Charito Ram);  
 (verified by Charito Ram);  
 (verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature      Hidalgo County Judge      Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk      Date



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Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 ④

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-12635

### 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: ESPERANZA GARZA FALCON  
Address: 1600 MARCK DR  
Edinburg TX 78541  
Phone: 956-562-33-12

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

Santa Cruz Ranches #2 lot #35

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Esperanza Garza  
Esperanza Garza      11/3/16  
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 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:

11/16/16  
Date

[Signature]  
County Official

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

## **ASSUMPTION WARRANTY DEED**

2424429

**Date:** June 24, 2013

**Grantors:** JOSE ALBERTO NACIANCENO and wife, MARIA MAGDALENA NACIANCENO

**Grantors' Mailing Address:** 10407 Monte Cristo Road  
Edinburg, Texas 78542  
Hidalgo County

**Grantee:** ESPERANZA FALCON de GARZA

**Grantee's Mailing Address:** 1600 Marcy Street  
Edinburg, Texas 78541  
Hidalgo County

### **Consideration:**

Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest of THIRTY THOUSAND EIGHT HUNDRED FORTY-FOUR AND 99/100 DOLLARS (\$30,844.99) on the note in the original principal sum of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) dated July 18, 2005, executed by JORGE A. BARRON and OLGA C. BARRON and payable to the order of DOS ALTOS PROPERTIES, LTD., a Texas Limited Liability Company. The note is secured by an express vendor's lien and superior title retained in a deed dated July 18, 2005, recorded in Document No. 1503211 of the Real Property Records of Hidalgo County, Texas, and additionally secured by a deed of trust dated July 18, 2005, from JORGE A. BARRON and OLGA C. BARRON to CARROLL WHITEFORD, Trustee, recorded in Document No. 1503212 of the Real Property Records of Hidalgo County, Texas. As further consideration Grantee promises to keep and perform all the covenants and obligations of the grantors named in that deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee.

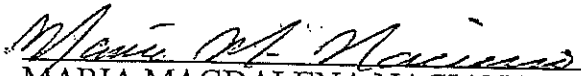
### **Property (including any improvements):**

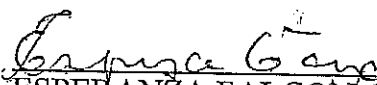
Lot Thirty-Five (35), SANTA CRUZ RANCHES NO. 2, as shown by the map or plat thereof recorded in Volume 46, Pages 133-137, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

### **Reservations from Conveyance:**

1. A lien securing a promissory note (the "Prior Note"), dated August 6, 2004, payable to Texas State Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1377903;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;

  
\_\_\_\_\_  
JOSE ALBERTO NACIANCENO

  
\_\_\_\_\_  
MARIA MAGDALENA NACIANCENO

  
\_\_\_\_\_  
ESPERANZA FALCON de GARZA

*This instrument was prepared based on information furnished by the parties, and no independent title search has been made.*

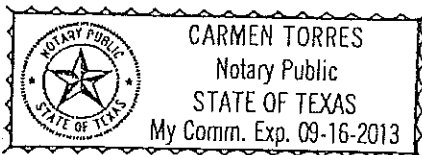
{Certificates of Acknowledgment}

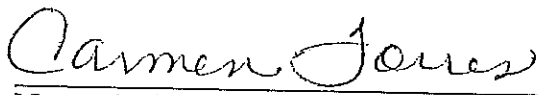
THE STATE OF TEXAS  
COUNTY OF HIDALGO

\*  
\*

Before me, a notary public in and for the state of Texas, on this day personally appeared JOSE ALBERTO NACIANCENO and wife, MARIA MAGDALENA NACIANCENO, who proved to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24th day of June, 2013.



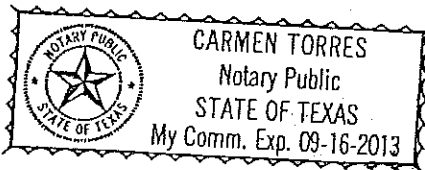
  
\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF HIDALGO

\*  
\*

Before me, a notary public in and for the state of Texas, on this day personally appeared ESPERANZA FALCON de GARZA, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24th day of June, 2013.



  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:  
PRESTIA & ORNELAS  
P. O. Box 876  
Edinburg, Texas 78540-0876  
(956) 383-6251

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-12635

Aug. 2, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

S1753-02-000-0035-00

[ 1 ] OWNER: FALCON, ESPERANZA DE GARZA

1600 MARCY ST  
EDINBURG, TX. 78541

Telephone No. 309-7870

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION

SANTA CRUZ RACHES NO.2

LOT #35

12/11/07NA/ FOR AG. USE

LOCATION: 0 281 & 2812

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES

44- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$13,000

[ 5 ] SIZE OF STRUCTURE: 2,560 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES

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

NO

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS, FRONT 60' SIDE 6'  
REAR 15'. 18" ABOVE CNTR LINE OF ST

**FOR COUNTY USE ONLY  
APPLICATION FEES**

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [ ]

Water [ ]

Flood Zone: NO

Panel No. /Suffix: 0325 D

Pct: 4

Community No.: 480334

Certification of Elevation

Required:  YES  NO  BFE

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

Prepared by

*[Signature]*

08/02/13  
Date

*[Signature]*  
Approved by

08/02/13  
Date

Signature of Owner or Applicant

*[Signature]*

9/25/13  
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.



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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: 4-16248

### 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: Esteban Alvarez

Address: 15410 E. Davis Rd  
Edinburg TX 78542

Phone: (986) 317-9588 (980) 714-4332

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

Water Supplier: N/A

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

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

regarding the land described as:

Ever Green Valley Estate Phase II Lot 132

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

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

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

(Date approved 3/15/05);

(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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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-14248

### 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: Esteban Alvarez

Address: 15410 E. Davis Rd  
Edinburg TX 78542

Phone: 19522317-9588 19562219-4332

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

Evergreen Valley Estates Plat 2 lot #132

#### 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)

11/29/16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/20/16  
Date

[Signature]  
County Official

CHARGE: VLTC  
GF#149519/AR

## WARRANTY DEED WITH VENDOR'S LIEN

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.

We hereby certify that this is a true and correct copy of the original document. Valby Land Title Co.

By: 

Date: November 10, 2016

Grantor: VILLA DEL SOL CONSTRUCTION, LLC, a Texas Limited Liability Company

Grantor's Mailing Address: 3323 N. Ware Road, Suite D  
McAllen, Texas 78501

Grantee: ESTEBAN ALVAREZ AND WIFE, MARISA YVETTE GARZA

Grantee's Mailing Address: 4905 N. Kenyon Road  
Edinburg, Texas 78542

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED TWENTY THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$120,800.00) of which THIRTY-THREE THOUSAND AND NO/100 DOLLARS (\$33,000.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

All of Lot 132, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 85 thru 97, 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: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated February 3, 2005, filed February 3, 2005 under Document Number 1432170, Official Records and Volume 47, Pages 85 thru 97, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Evergreen Valley Estates Phase II, recorded in Volume 47, Pages 85 thru 97, Map Records of Hidalgo County, Texas.
4. Easement for canals, laterals and drainage ditches as shown by instrument dated February 1, 1928, recorded in Volume 275, Page 493, Deed Records of Hidalgo County, Texas.
5. Agreement by and between Willacy County Water Control and Improvement District No. 1 and W.A. Harding et al as shown by instrument recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Glenn W. Harding and wife, Vivian Harding, as Lessor, and Weldon I. Thompson, as Lessee, dated March 12, 1965, recorded in Volume 296, Page 61, 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 A.P. McCormick and wife, Frances A. McCormick, as Lessor, and Tarina Oil Company, as Lessee, dated September 14, 1982, recorded in Volume 424, Page 180, Oil and Gas Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Glenn Harding and wife, Vivian Harding, as Lessor, and Tarina Oil and Gas Company, as Lessee, dated December 9, 1982, recorded in Volume 424, Page 141, Oil and Gas Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Allen G. Dryer, as Lessor, and Tarina Oil Company, as Lessee, dated December 9, 1982, recorded in Volume 1862, Page 144, Official Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Margaret B. Ufford, et al, as Lessor, and Pantano Petroleum Company, as Lessee, dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records of Hidalgo County, Texas.

11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Sara K. Gill and husband, S.L. Gill, as Lessor, and La Gloria Corporation, as Lessee, dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records of Hidalgo County, Texas.
12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Esenjay Petroleum Corporation, as Lessee, filed November 18, 1994 under Document Number 420798 through 420806; filed April 22, 1996 under Document Number 518064; filed May 13, 1996 under Document Number 523124 and 523125, Official Records of Hidalgo County, Texas.
13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, filed September 17, 1993 under Document Number 344186, Official Records of Hidalgo County, Texas. Ratification of Oil and Gas Lease dated September 26, 1995, filed October 19, 1995 under Document Number 481571, Official Records of Hidalgo County, Texas.
14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Glenn W. Harding, Individually and as Independent Executor of the Estate of and Testamentary Trustee under the will of R.E. Harding, deceased and Nola M. Harding, deceased et al, as Lessor, and Hacienda Energy, L.L.C., as Lessee, filed December 6, 2002 under Document Number 1146920, Official Records of Hidalgo County, Texas.
15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated , by and between Glenn W. Harding, Individually and as Independent Executor of The Estate of and Testamentary Trustee under the to The Harding Foundation, as Lessor, and Hacienda Energy, L.L.C., as Lessee, filed December 6, 2002 under Document Number 1148173, Official Records of Hidalgo County, Texas.
16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Bill Foran, as Lessee, dated October 6, 1989, recorded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.
17. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Texas Fuel Company, as Lessee, recorded in Volume 2630, Pages 478, 481 and 484; recorded in Volume 2643, Page 149; recorded in Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2839, Page 257; Volume 2864, Page 785; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 748 and Volume 2839, Pages 517 and 529, all in the Official Records of Hidalgo County, Texas.
18. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated , by and between C.J. Powell and H.B. Dillon, as Lessor, and McCollom Oil Company, a Corporation, as Lessee, dated March 9, 1943, recorded in Volume 49, Page 87, Oil and Gas Records of Hidalgo County, Texas.
19. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of La Gloria Corporation, as Lessee, dated July 1, 1944, recorded in Volume 65, Page 29, Oil and Gas Records of Hidalgo County, Texas.
20. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated , by and between The Harding Foundation, as Lessor, and Thomas R. Morris, as Lessee, dated January 11, 1944, filed February 28, 1994 under Document Number 371812, Official Records of Hidalgo County, Texas.
21. Mineral and/or royalty reservation contained in deed recorded in Volume 160, Pages 468 and 479, Oil and Gas Records of Hidalgo County, Texas.
22. Mineral and/or royalty reservation contained in deeds dated December 5, 1927, recorded in Volume 407, Page 565, Deed Records of Hidalgo County, Texas.
23. Mineral and/or royalty reservation contained in deeds dated December 5, 1927, recorded in Volume 670, Page 549 and Volume 1687, Page 489, both in the Deed Records of Hidalgo County, Texas.
24. Mineral and/or royalty reservation contained in deed dated August 25, 1936, recorded in Volume 18, Page 377, Oil and Gas Records of Hidalgo County, Texas.
25. Mineral and/or royalty reservation contained in deeds dated March 31, 2006, filed May 16, 2006 under Document Number 2006-1616156, Official Records of Hidalgo County, Texas.
26. All water rights reserved as shown by instruments dated March 31, 2006, filed May 16, 2006 under Document Number 2006-1616156, Official Records of Hidalgo County, Texas.
27. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
28. 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.
29. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years, the payment of which Grantee assumes.

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

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.

BANK OF SOUTH TEXAS, 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' lien against the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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

VILLA DEL SOL CONSTRUCTION, LLC,  
a Texas Limited Liability Company

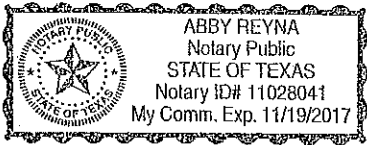
By: *Martin Villanueva Jr.*  
MARTIN VILLANUEVA, JR., Member

(Acknowledgement)

STATE OF TEXAS \*

COUNTY OF HIDALGO \*

This instrument was acknowledged before me on November 14, 2016 by MARTIN VILLANUEVA, JR., Member of VILLA DEL SOL CONSTRUCTION, LLC, a Texas Limited Liability Company, on behalf of said company.



*Abby Reyna*  
NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING RETURN TO:  
ESTEBAN ALVAREZ &  
MARISA YVETTE GARZA  
4905 N. Kenyon Road  
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:  
L.G. "JERRY" CANALES  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
GR# 149519

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-16248  
Nov. 29, 2016

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

E8250-02-000-0132-00

[ 1 ] OWNER: ALVAREZ, ESTEBAN  
GARZA, MARISA  
4905 N. KENYON RD  
EDINBURG, TX. 78542  
Telephone No. 317-9588

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY ESTATES PH II  
LOT # 132

LOCATION: 0 VALVERDE & DAVIS

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 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.: \$118,000

[ 5 ] SIZE OF STRUCTURE: 1,832 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:35' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

Prepared by

11/29/16  
Date

Approved by

11/21/16  
Date

Signature of Owner or Applicant

11/28/16  
Date

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Flood Zone: NO 0325D Pct: 4  
Panel No. /Suffix:

Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

### [ NOTICE ]

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

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



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-16231

### 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: Rafael Alvarez

Address: Los Novillos Lot #23  
PO Box 33  
Linn, TX 78563

Phone: (224) 456-5747

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>11 12 11</u>

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 306070-001  
 Temporary Pole     Permanent Service

regarding the land described as:

Los Novillos Lot No 23

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

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- 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 10/20/15;

(verified by [Signature]);

(verified by Charo Khan);

(verified by Charo Khan);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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956-973-7850

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-140231

### 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: Rafael Alvarez

Address: Los Novillos Lot No 23  
PO Box 33

Phone: Linn TX, 78583 - (224) 456-5747

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

Los Novillos Lot No. 23

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rafael Alvarez  
Requesting Party (Signature)

11-22-16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/30/16  
Date

[Signature]  
County Official

SIERRA TITLE  
CLOSER *llw* OF# 3153585

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

**General Warranty Deed**

Date: May 6, 2014

Grantor: ROBERT MACHESKA and wife, LYDIA MACHESKA

Grantor's Mailing Address: 2608 Live Oak  
Mission, Texas 78574  
Hidalgo County

Grantee: RAFAEL S. ALVAREZ AND MARIA E. ALVAREZ

Grantee's Mailing Address: 10307 W. Yale Ave.  
Beach Park, Illinois 60099  
Lake County

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

Property (including any improvements):

Lot 23, LOS NOVILLOS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 17, 2006, under Clerk's File No. 1580282, and as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by J.J. Mulinax et ux, to Central Power and Light Company, by instrument dated December 5, 1930, recorded in Volume 329, Page 646, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Joe Edward Redding Estate et al to Magic Valley Electric Cooperative Co., by instrument dated October 24, 1967, recorded in Volume 1195, Page 909, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Mary Lee Redding, a widow, et al to State of Texas, by instrument dated August 8, 1973, recorded in Volume 1378, Page 509, Deed Records of Hidalgo County, Texas.

A twenty foot (20') Easement for Gas Pipeline reserved in Deed dated June 18, 1977, recorded in Volume 1535, Page 824, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Roland K. Chatham and Veterans Land Board of Texas to Tennessee Gas Transmission Co., by instrument dated October 20, 1955, recorded in Volume 846, Page 30, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Mary Lee Redding, a widow et al to Hidalgo County, by instrument dated August 21, 1973, recorded in Volume 1377, Page 675, Deed Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the East and West sides of subject property as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

A proposed fifteen foot (15') Utility and Access Easement along the North and South side of subject property as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

A thirty foot (30') Drainage Easement along the South side of subject property as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Minimum Setback Line along the sides and rear of said property as shown on plat recorded in Volume 49, Pages 10 thru 14, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 30, 1987, recorded in Volume 2448, Page 32, Official Records of Hidalgo County, Texas.

Memorandums of Oil, Gas and Mineral Leases filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 29, 2003, under Clerk's File Nos. 1280008, 1280009, 1280010, 1280011, 1280012, 1280013, 1280014, 1280015, 1280017, 1280018, 1280020, 1280021, and 1280022.

An undivided 3/4th interest in all oil, gas and other minerals reserved in instrument dated April 2, 1948, recorded in Volume 83, Page 47, Oil and Gas Records of Hidalgo County, Texas, and dated June 18, 1977, recorded in Volume 1535, Page 824, dated May 7, 1981, recorded in Volume 1723, Page 444, and recorded in Volume 1703, Page 159, all in Deed Records of Hidalgo County, Texas.

Non-Drilling Stipulations filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 17, 2006, under Clerk's File No. 1580282.

Lien for assessment as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 17, 2006 under Clerk's File No. 1580282.

Terms, conditions and stipulations contained in Assignment of Rents and Lease Agreement dated March 30, 2005, between KCJC Real Estate Partnership, Ltd., a Texas Partnership, Assignor and International Bank of Commerce, Assignee, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 12, 2005, under Clerk's File No. 1471028.

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.

All ad valorem taxes for the year 2014 and all 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 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 and Exceptions to Conveyance and Warranty.

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

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

  
\_\_\_\_\_  
ROBERT MACHESKA

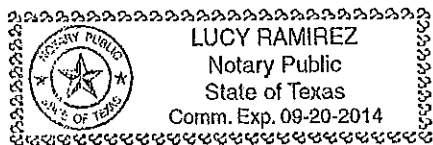
  
\_\_\_\_\_  
LYDIA MACHESKA

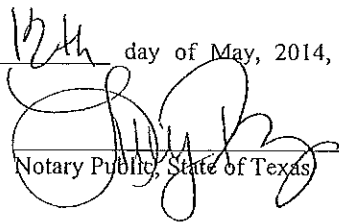
(Acknowledgment)

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of May, 2014, by LYDIA MACHESKA.



  
\_\_\_\_\_  
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16231

Nov. 22, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

L6309-00-000-0023-00

[ 1 ] OWNER: ALVAREZ, RAFAEL & MARIA

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS NOVILLOS LOT#23

PO BOX 33  
LINN, TX 78563

Telephone No.

LOCATION: 0 281 & FLORAL

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$60,000

[ 5 ] SIZE OF STRUCTURE: 3,110 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:50' SIDES:15'

MINIMUM ELEV. 18" ABOVE THE CURB

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

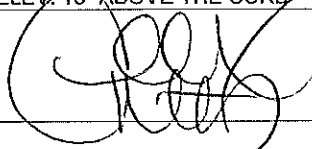
Light [X] Water [X]


Flood Zone: NO 0225B Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

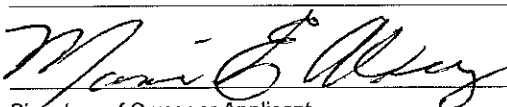
Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

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

Prepared by  Date 11/22/16

Approved by  Date 11/22/16

Signature of Owner or Applicant  Date 11-22-16

[ 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.



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 4-12779

### 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: Yadira G Moreno

Address: 15922 E Davis Rd  
Edinburg TX 78542

Phone: (956) 534 5482

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

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: Evergreen Valley Est. Ph II Lot # 217

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

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

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

(Date approved 3/15/05)  
 (verified by [Signature]);  
 (verified by Chris [Signature]);  
 (verified by Chris [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 25<sup>th</sup> Street  
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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3/4

Application No: 4-12779

### 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: Yadira G Moreno  
Address: 15922 E Davis Rd  
Edinburg TX 78542  
Phone: (956) 534-5482

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

Evergreen valley Estates Pt. 2 lot # 217

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Yadira G Moreno  
Requesting Party (Signature)

11/21/16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

11/30/16  
Date

[Signature]  
County Official

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

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 28, 2011

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

Grantee: Yadira G. Moreno  
Grantee's Phone Number: (956) 929-9912  
Grantee's Mailing Address (including county):  
15922 E. Davis Rd.  
Edcouch, Texas 78542  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Nineteen Thousand Four Hundred Fifty and no/100's (\$19,450.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 217, Evergreen Valley Estates, Phase II, as shown by the map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas

### Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated August 10, 2004, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1380418. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Prior Note"), dated August 10, 2004, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1380419. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase II, as shown on the plat thereof, recorded in Volume 47, Pages 85-97, Map records of Hidalgo County, Texas; and

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...Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

...AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals for or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

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

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

Evergreen Valley Inc., a Texas Corporation

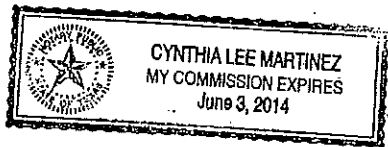
BY: [Signature]  
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 2/28/2011, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

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

Special Warranty Deed  
Page 2

4GM

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-12779

Sep. 20, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

E8250-02-000-0217-00

[ 1 ] OWNER: MORENO, YADIRA G.

15922 E. DAVIS  
EDINBURG, TX. 78542

Telephone No. 534-5482

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY EST PH2  
LOT 217  
5/22/06NA AGUI USE

LOCATION: 0 M. CRISTO & URESTI

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 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.: \$18,000

[ 5 ] SIZE OF STRUCTURE: 1,300 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: NEW. RES. CONST.

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:35' SIDE:6' SIDE:6'

18" ABOVE NAT GROUND. FLOODZONE:X-25

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00


Light [X] Water [X]

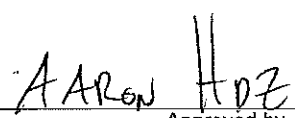
Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pet: 4

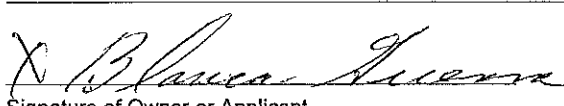
Community No.: 480334

Certification of Elevation  
Required: YES  NO  BFE

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

  
Prepared by \_\_\_\_\_ Date 9-20-13

  
Approved by \_\_\_\_\_ Date 9-18-13

  
Signature of Owner or Applicant \_\_\_\_\_ Date 9/20/13

### [ 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.