

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Leonardo Trevino	4-15372
2.	Alma Gloria Alvarado de Salinas & David G. Salinas	4-16193
3.	Yesica Baños Mendez	4-16230
4.	Gustavo Gonzalez	4-16229
COMM. COURT: DECEMBER 06, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15372

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Leonardo Treviño

Address: 5915 San Antonio
St. Edinburg TX
78542

Phone: 956-929-5013

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>Chardo Km</u> Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>11/18/16</u>

Water Supplier: NORTH Alamo

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

Account/ESI No.: 293419-001
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

M.V.E.C Terry Estates Lot 10

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

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 th 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15372

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Leonardo I. Treviño

Known to me [or proved to me in the oath of Nov. 18th, 2016 or through picture ID 19131599 (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land: TERRY Estates Lot 10
5915 San Antonio st. Edinburg Tx. 78542 ."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

- 3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

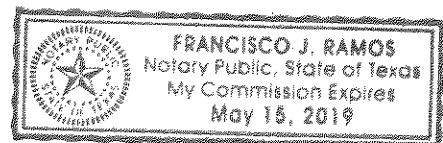
- 3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."



(Signature)

SUBSCRIBED AND SWORN TO before me on November 18, 2016, to certify which, witnesses my hand and seal of office.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WARRANTY DEED

DATE: 1/04/2015

2585348

GRANTOR: Sergio Barajas

GRANTORS MAILING ADDRESS: 3605 Sol Dorado
Edinburg, County of Hidalgo
State of Texas 78541

GRANTEE: Leonardo Isac Trevino

GRANTERS MAILING ADDRESS: 160 E WELLS
Edinburg, County of Hidalgo
State of Texas 78541

PROPERTY (INCLUDING IMPROVEMENTS):

Lot 10, Terry Estates, Hidalgo County, Texas as per map or plat thereof recorded in Volume 27, Page 191-B, Map Records, Hidalgo County, Texas

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under or that may be produced from the above described land

A search as to ownership, taxes owed, and encumbrances was not made and no representation is made.

RESERVATIONS FROM EXCEPTIONS TO CONVEYANCE AND WARRANTY;

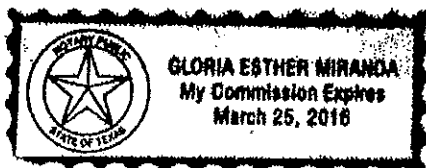
1. Restrictive covenants recorded on October 8, 1992, under Clerk's File No. 286546, Official Records, Hidalgo County, Texas
2. SUBJECT TO any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the herein above described property, but only to the extent they are still in effect shown of record in Hidalgo County, Texas and to all zoning laws, regulations and ordinances of municipal and or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the reservation from conveyance and the exceptions to the conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all singular the right and appurtenances there to in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Granter binds Grantor and Grantor's heir and successors to warrant and forever defend all and singular the property to Grantee and Grandee's hires, successors, and assigns every person whosoever lawfully caliming or to claim the same or any part there of when the claim is by, through, or under Grantor but not other wise, expect as to the reservation from conveyance and the expectations conveyance and warranty.

Sergio Barajas
Sergio Barajas

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before on this 27 day of January, 2015, by Sergio Barajas.



Gloria Esther Miranda
NOTARY Public, State of Texas

PREPARED BY:
Gloria Esther Miranda
3501 Rancho Del Rey
Edinburg, Texas 78542

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15372

Mar. 29, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

T1810-00-000-0010-00

[1] OWNER: TREVINO, LEONARDO ISAC

5915 SAN ANTONIO ST.
EDINBURG, TX 78541-9556

Telephone No. 929-5013

[7] LEGAL DESC./NAME OF SUBDIVISION
TERRY ESTATES LOT 10
3/31/15NW/E

LOCATION: 0 TERRY & MILE 17

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: MOVED BUILDING

01- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$35,000

[5] SIZE OF STRUCTURE: 2,146 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:30' BACK:40' SIDES:7'

MINIMUM ELEV. 18" ABOVE TOP OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

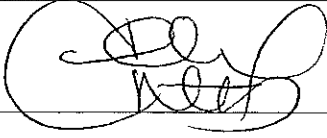
Light [X] Water [X]

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

Community No.: 0325C

Certification of Elevation
Required: YES NO BFE

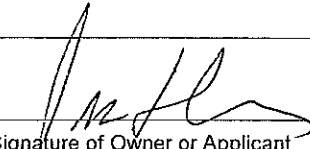
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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

3/29/16
Date

Porto Rios
Approved by

3/28/16
Date


Signature of Owner or Applicant

3-29-16
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.

STATE OF TEXAS
COUNTY OF HIDALGO

I, (ME) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PROPERTY, HEREBY SUBMIT THIS PLAT TO THE COUNTY OF HIDALGO, TEXAS, FOR RECORD AND FOR THE PURPOSES OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEATEN BY APPROVAL IS REQUIRED.

Mark J. Fryer
MARK J. FRYER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. FRYER WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

Susan J. Headley
SUSAN J. HEADLEY
Notary Public in and for the State of Texas
My Commission Expires 01/01/2012

THIS PLAT APPROVED BY HIDALGO COUNTY JUDICIAL DISTRICT NO. 1 ON THIS 20th DAY OF August 1982 WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY LOT IN THIS SUBDIVISION, IF NECESSARY, THIS WILL NOT BE AT DIRECT EXPENSE.

Richard D. Roberts
RICHARD D. ROBERTS
SECRETARY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEATEN BY APPROVAL IS REQUIRED.

Richard D. Roberts
RICHARD D. ROBERTS
CHAIRMAN PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEATEN BY APPROVAL IS REQUIRED.

Richard D. Roberts
RICHARD D. ROBERTS
MAYOR, CITY OF EDINBURG

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MAKE UNDER MY SUPERVISION ON THE GROUND.

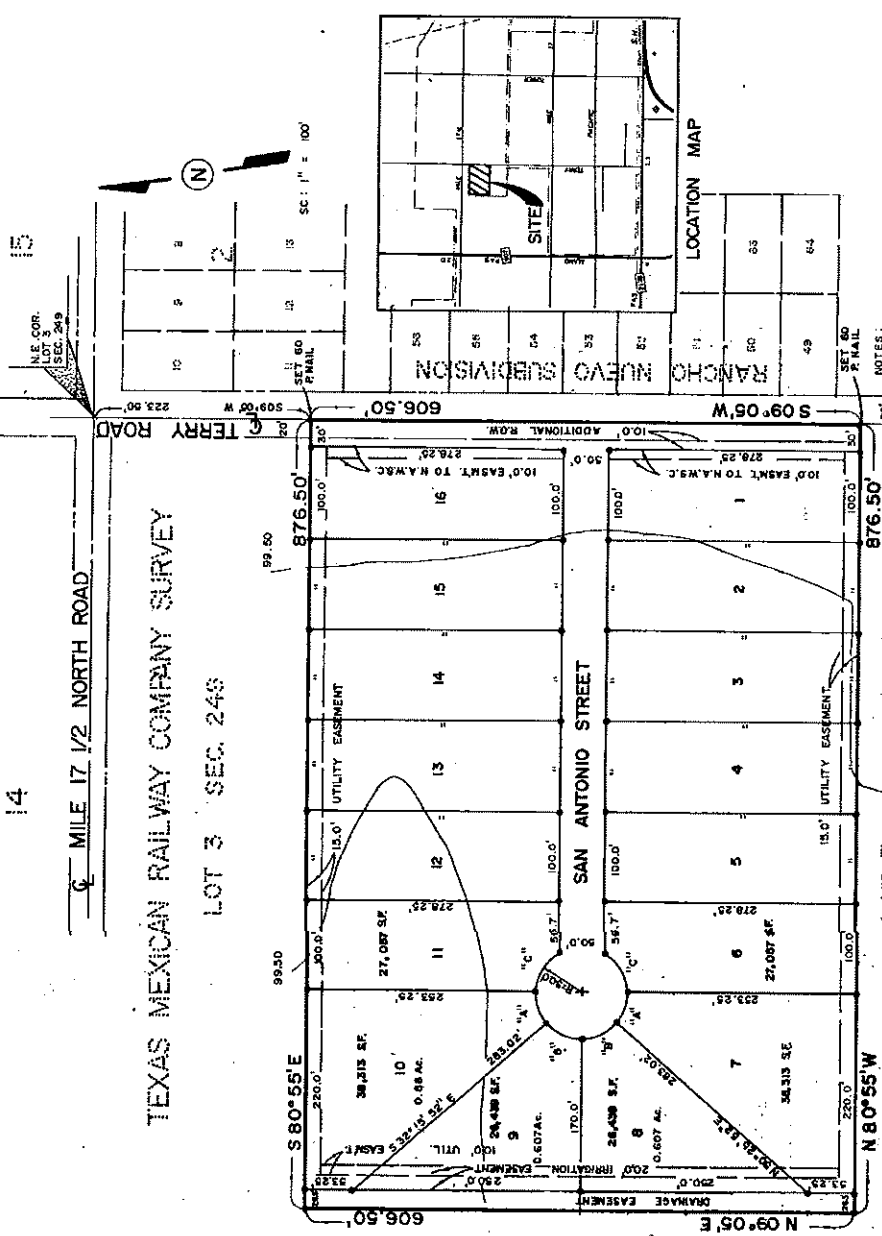


STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MAKE UNDER MY SUPERVISION ON THE GROUND. FURTHER CERTIFY THAT FEWER ENGINEERING CONSULTATION HAS BEEN DONE TO THIS PLAT.



Mark W. Harbo
MARK W. HARBO
P.E. No. 44549



NOTES:
1. FLOOD ZONED AREA: ZONE "B" FLOOD AND 500-YEAR FLOOD, ON CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE FLOODING DEPTH IS LESS THAN ONE (1) FOOT FROM THE BOUNDARIES OF THIS SUBDIVISION.
C.P.N. 480334, 0323 C
MAP REVISED: NOVEMBER 18, 1982.

- 2. ONE SINGLE FAMILY DWELLING PER LOT
- 3. MINIMUM BUILDING SETBACK LINES:
FRONT 30.0'
SIDE 40.0'
REAR 15.0'
- 4. ABUTTING STREET SIDE ABUTTING STREET FLOOR ELEVATION: 18" ABOVE CENTERLINE OF STREET.
- 5. CULVERTS MUST BE PROVIDED FOR DRIVEWAYS BY LOT PURCHASER (B/RCP)
- 6. THERE ARE NO WATER WELLS WITHIN 100.00 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 7. LEGEND: * - DOWNTON 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 8. DRAINAGE RETENTION PER LOT 19: 8000.00 C.F. (10.047 ACRE-FEET)

CURVE	Δ	RADIUS	LENGTH
A	41° 20' 28"	50.00'	36.08'
B	49° 39' 08"	50.00'	42.46'
C	60° 00' 00"	50.00'	52.38'

APPROVED FOR RECORDING BY *William B. Terry* COMMISSIONER'S COURT This the 24th day of Oct. 1982 WILLIAM "BILLY" LEO, County Clerk Hidalgo County, Texas

TERRY ESTATES

BEING A SUBDIVISION OF 12.20 ACRES BEING THE SOUTH 12.20 ACRES OF THE NORTH 16.70 ACRES OF THE EAST 26.58 ACRES OF LOT 5, SECTIONS 24 & 29, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 12.20 ACRES TRACT OF LAND BEING THE SOUTH 12.20 ACRES OF THE NORTH 16.70 ACRES OF THE EAST 26.58 ACRES OF LOT 5, SECTIONS 24 & 29, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MET AND PLAT RECORDED IN VOLUME 1, PAGE 21, MAP RECORDED IN VOLUME 27, PAGE 191 B, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 60 PERCH MAIL SET ON THE EAST LINE OF LOT 3, AND RUNNING S 80° 55' E 220.0 FEET TO THE NORTHEAST CORNER OF THIS TRACT; SAID MAIL SET BEING 9' 05" 1/4, 251.50 FEET FROM THE NORTHEAST CORNER OF LOT 3;
THENCE, S 80° 55' 14" ALONG THE EAST LINE OF LOT 3, AND THE CENTERLINE OF SAID TERRY ROAD, A DISTANCE OF 100 FEET TO A 60 PERCH MAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, N 80° 55' 14" ALONG A 1/4" IRON ROD SET AT 30.00 FEET FROM THE WEST 2.00 M. LINE OF TERRY ROAD, A DISTANCE OF 100 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, S 09° 04' 12" A DISTANCE OF 606.50 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE, N 80° 55' 14" ALONG A 1/4" IRON ROD SET AT 26.50 FEET FROM THE EDGE OF A SPILL BANK, A DISTANCE OF 100 FEET TO A POINT FOR THE WEST A.O.M. LINE OF TERRY ROAD, A TOTAL DISTANCE OF 876.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.20 ACRES OF LAND MORE OR LESS.

QUINTANILLA, HEADLEY AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 2008, EDINBURG, TEXAS 78843-2008



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
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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: 4-16193

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Alma Gloria I de Salinas

Address: P.O. Box 3991
Edinburg TX 78540

Phone: 956-381-5010

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	<u>16193</u>	<u>50904</u>
Date Approved:	<u>11/10/16</u>	<u>11/17/16</u>

Water Supplier: CITY OF EDINBURG

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

Account/ESI No.: 312511-001
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Los Cerritos UT NO-3 Lot #30

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

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 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-10193

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Alma Gloria Alvarado De Salinas

Known to me [or proved to me in the oath of her 09104347 or through Driver's License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Los Cerritos UT NO. 3 Lot #30."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

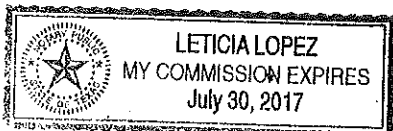
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on 11/10/2016, 2016, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X

Capital Title /HP
GF# 16-274447-ED

General Warranty Deed

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.

Date: October 3, 2016

Grantor: Bill Martinez and Rosalie Martinez, husband and wife

Grantor's Mailing Address: PO Box 2746, Albany, Oregon 97321

Grantee: David G. Salinas and Alma Gloria Alvarado De Salinas

Grantee's Mailing Address: P.O. Box 3991, Edinburg, Texas 78540

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot(s) Thirty (30), Los Cerritos Subdivision, Unit 3, Hidalgo County, Texas according to the map recorded in Volume 30, Page 123, 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:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

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.

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

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16193

Nov. 9, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

L5827-03-000-0030-00

[1] OWNER: SALINAS, DAVID
ALVARADO, ALMA G.
PO BOX 3991
EDINBURG, TX. 78540
Telephone No. 381-5010

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS CERRITOS UT 3 LOT 30

LOCATION: 0 N.EXP. 281 & 490

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES
44- MOBILE HOMES

[10] EST. COST OF CONST.: \$4,000

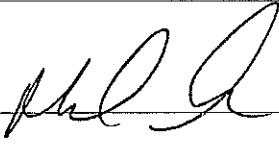
[5] SIZE OF STRUCTURE: 160 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.MH.ZONE.C

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 30' REAR 25'
SIDE 10' . 18" CNTL OF ST

FOR COUNTY USE ONLY APPLICATION FEES

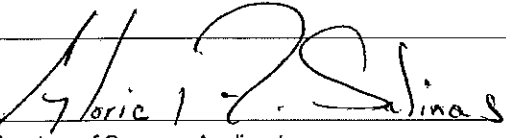
Prepared by  Date 11/09/16

OTHER _____
TOTAL AMOUNT \$30.00

Approved by  Date 11/08/16

Light [] Water []

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

Signature of Owner or Applicant  Date 11/09/16

Community No.: 025 B

Certification of Elevation
Required: YES NO BFE

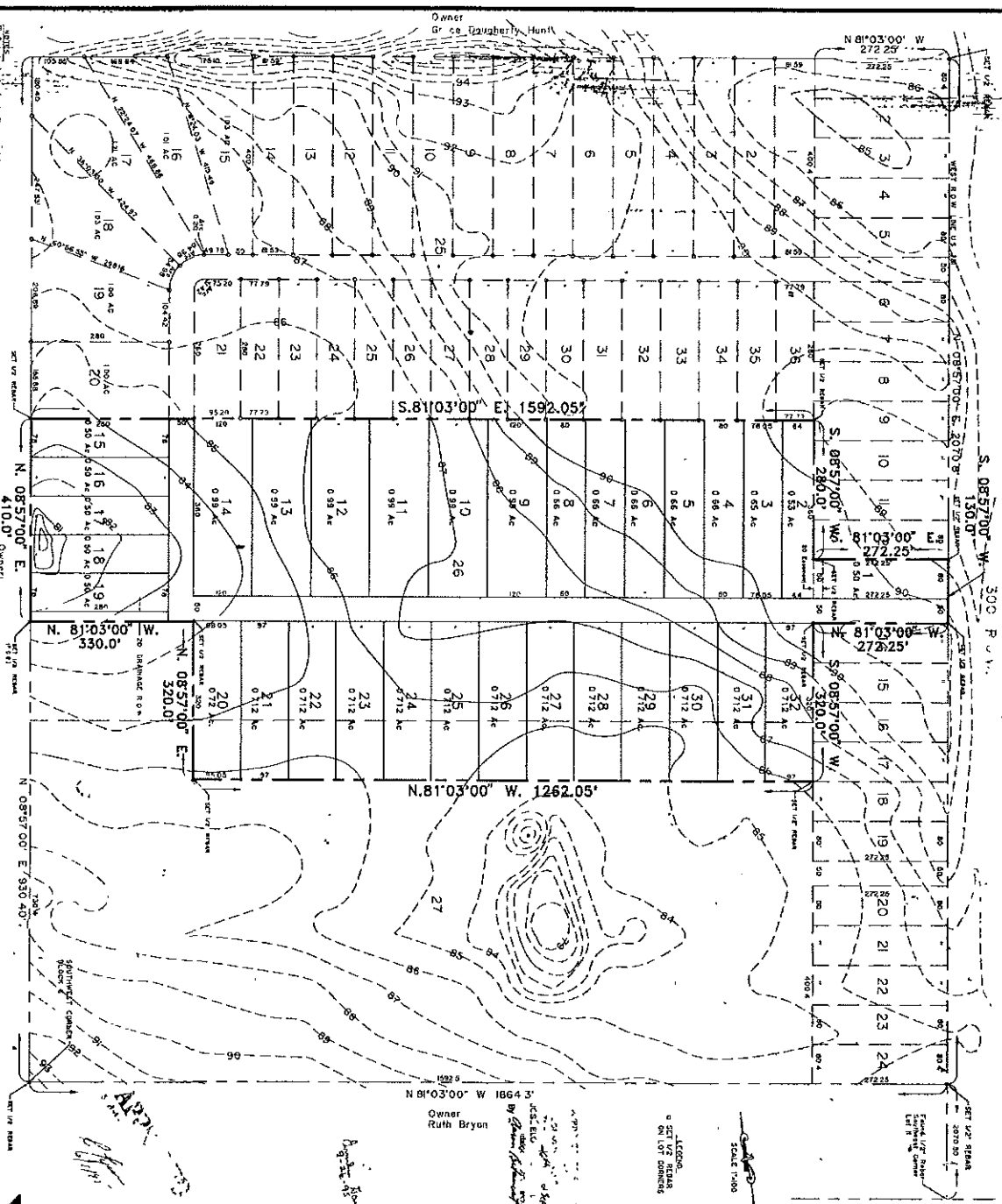
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures 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]

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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.

LOS CERRITOS SUBDIVISION
UNIT NO. 3



Owner
of
the
Lizaberry Hunt

Owner
Ruth Bryon

Owner
JOS. ELIO
By
Ruth Bryon

U. S. HIGHWAY 281

300' P.W.

130.0'

280.0'

330.0'

1262.05'

1864.3'

410.0'

330.0'

930.40'

LOS CERRITOS SUBDIVISION
UNIT NO. 3

1. The undersigned, JAMES H. HARRIS, a duly licensed Professional Engineer in the State of Texas, hereby certifies that the subdivision shown on this map was prepared by him or under his direct supervision and that he is a duly licensed Professional Engineer in the State of Texas.

2. The undersigned, JAMES H. HARRIS, a duly licensed Professional Engineer in the State of Texas, hereby certifies that the subdivision shown on this map was prepared by him or under his direct supervision and that he is a duly licensed Professional Engineer in the State of Texas.

3. The undersigned, JAMES H. HARRIS, a duly licensed Professional Engineer in the State of Texas, hereby certifies that the subdivision shown on this map was prepared by him or under his direct supervision and that he is a duly licensed Professional Engineer in the State of Texas.



123

30

123

123

1968

ANNIVERSARY

50th

1918



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-16230

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Yesica Baños Mendez

Address: 507 N. 85th St
Edinburg, TX 78542

Phone: (956) 313-5061

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Milledal</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>11 / 20 / 16</u>

Water Supplier: Abamo U. water supply

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

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

who is the person requesting utility service to subdivided land ("land") described as follows:

Yesica Baños Mendez
Lot 7 Blk 5 San Carlos Homesites

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on 2016, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

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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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: 4-16230

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS § Yesica Baños Mendez
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Yesica Baños Mendez

Known to me [or proved to me in the oath of Consulor Mexico 202133172 or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

San Carlos home site. Lot 7 Bk #5"

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

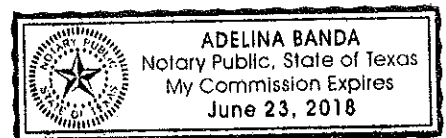
OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on November 27, 2016, to certify which, witnesses my hand and seal of office.

Adelina Banda
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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.

Date: NOVEMBER 2, 2016

Grantor: RIO GRANDE FINANCIAL, L.P.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: YESICA BANOS MENDEZ

Grantee's Mailing Address (including County):

815 S. SHARP RD.
EDINBURG, TX 78542
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$20,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including any improvements):

LOT 7, BLOCK 5, SAN CARLOS HOME SITES SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 17, PLAT RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest 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 interest and payable under the lease;

SUBJECT TO Only one temporary or permanent single-family dwelling may be located on each lot, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

*Lot 7, Block 5, San Carlos Home Sites Subdivision
Special Warranty Deed With Vendor's Lien
Page 1 of 3*

SUBJECT TO Declaration of Restrictive Covenants, if any, recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision if available;

SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

SUBJECT TO Easements, right-of-way, and prescriptive rights, whether of record or not;

SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

SUBJECT TO Right of redemption resulting from the property tax foreclosure deed recorded on June 11, 2013 as Document Number 2420410 in the Official Records of Hidalgo County, Texas.

Grantor, for the consideration, receipt of which is acknowledged, 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 conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased 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 limitations, 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 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 Purchase Note described is fully paid according to its terms, at which time this deed shall become absolute.

*Lot 7, Block 5, San Carlos Home Sites Subdivision
Special Warranty Deed With Vendor's Lien*

Page 2 of 3

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

RIO GRANDE FINANCIAL, L.P.

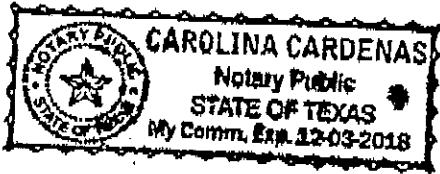
BY: J.M.
J. Gary Frisby, Attorney in Fact
Document No. 2737969

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on November 2, 2014
by J. Gary Frisby, Attorney in Fact for RIO GRANDE FINANCIAL, L.P., a Texas Limited
Partnership on behalf of said Partnership.

Carolina Cardenas
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

RIO GRANDE FINANCIAL, L.P.
P.O. BOX 1000
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

YESICA BANOS MENDEZ
815 S. SHARP RD.
EDINBURG, TX 78542

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16230

Nov. 22, 2016

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

S0550-00-005-0007-00

[1] OWNER: BANOS, YESICA MENDEZ

507 N. 85TH ST.
SAN CARLOS, TX. 78542

Telephone No. 313-5061

[7] LEGAL DESC./NAME OF SUBDIVISION
SAN CARLOS HOMESITES LOT 7
BLK 5

LOCATION: 0 107 & MONTECRISTO

[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.: \$500

[5] SIZE OF STRUCTURE: 176 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:25' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

Prepared by

Date

11/20/16

Julio Ruiz
Approved by

Date

11/16/16

Gustavo Gonzalez
Signature of Owner or Applicant

Signature of Owner or Applicant

Date

11/22/16

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO Panel No. /Suffix: D325D 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.

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-10029

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Gustavo Gonzalez

Address: 334 S. 83rd St
Edinburg, Tx 78542

Phone: (956) 207-7517

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>Charles Rose</u> Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>1 1</u>	<u>11 28 16</u>

Water Supplier: North Alamo

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

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

who is the person requesting utility service to subdivided land ("land") described as follows:

Ruthven Edinburg ^{Subdivision #2} Lot 15, blk 2

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-110229

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS § Gustavo Gonzalez
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Gustavo Gonzalez Cabreria

Known to me [or proved to me in the oath of matricula Consular or through
901128233 (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Lot 15, Block 2, Ruthven Subdivision #2"

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

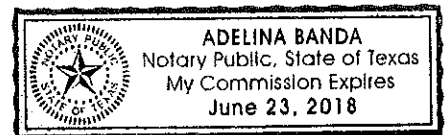
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

(Signature)

SUBSCRIBED AND SWORN TO before me on November 27, 2016, to certify which, witnesses my hand and seal of office.

Adelina Banda
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



SPECIAL 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.

Date: OCTOBER 5, 2016

Grantor: B TWIN, LLC

Grantor's Mailing Address:

501 MOCKINGBIRD LANE
MCALLEN, TEXAS 78501
HIDALGO COUNTY

Grantee: GUSTAVO GONZALEZ

Grantee's Mailing Address:

815 S SHARP RD
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "purchase Note") of even date, that is in the principal amount of \$28,500.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Marcus C. Barrera, Trustee.

Property (including any improvements):

LOT 15, BLOCK 2, RUTHVEN SUBDIVISION #2, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 9, PLAT RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the rights of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest 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 interest and payable under the lease;

SUBJECT TO any Restrictive Covenants recorded in the Official Records of Hidalgo County, Texas;

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
PAGE 1 OF 3

SUBJECT TO visible and apparent easements on or across the subject property;
SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;
SUBJECT TO easements, right-of-way and prescriptive rights, whether of record or not;
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.
SUBJECT TO any encroachments by adjoining land owners on the subject property, whether such encroachments are apparent or not.
SUBJECT TO any and all rules and regulations of any existing Property Owners Association.
SUBJECT TO any previous owner's right to redeem the Property in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, 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 conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and grantee has accepted this Deed and has purchased 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 limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) The nature of 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 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 Purchased Note described 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, and plural nouns and pronouns include the singular.

NO POLICY OF TITLE INSURANCE WAS REQUESTED OR REQUIRED BY GRANTEE.

B TWIN, LLC

By: *Cayetano Barrera*
Cayetano E. Barrera, President

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on October 5, 2016, by Cayetano E. Barrera, President of B Twin, LLC.

Melissa Kalifa
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
BARRERA, SANCHEZ & ASSOCIATES, P.C.
10113 N. 10th Street, Suite A
McAllen, Texas 78504A

AFTER RECORDING RETURN TO:
B Twin, LLC.
10113 N 10th St Ste A
McAllen, Texas 78504

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
PAGE 3 OF 3

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16229

Nov. 22, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

R4750-00-002-0015-00

[1] OWNER: GONZALEZ, GUSTAVO

815 S SHARP RD
EDINBURG, TX 78542

Telephone No. 207-7517

[7] LEGAL DESC./NAME OF SUBDIVISION

— RUTHVEN-EDINBURG LOT 15, BLK 2 →

LOCATION: 0 TEX MEX & VALVERDE

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES

20- MOBILE HOMES

[10] EST. COST OF CONST.: \$1,000

[5] SIZE OF STRUCTURE: 272 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:25' BACK:15' 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 0325D

Panel No. /Suffix: _____ Pot: 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

11/22/16
Date

Julio Ruiz
Approved by

11/16/16
Date

Gustavo Gonzalez
Signature of Owner or Applicant

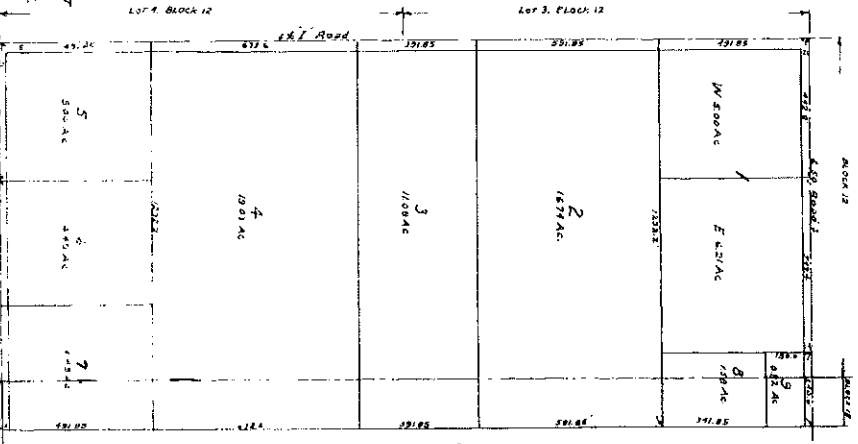
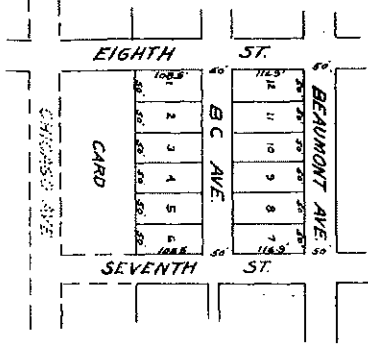
11/22/16
Date

[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.

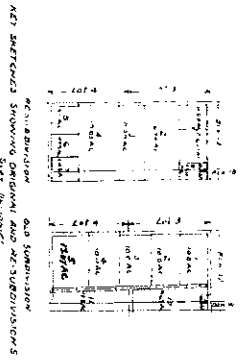
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL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

**MAP
OF
A RESUBDIVISION OF BLK. 4
OF
KENNY'S ADDITION TO McALLEN
HIDALGO COUNTY, TEXAS
SCALE 1"=100'**



Subscribed and sworn to before me this 3rd day of November, 1933
Thomas Wilson
 Notary Public in and for Hidalgo County, Texas

Filed for Record 11:30 A.M. Nov. 28, 1933
 Recorded on Page 9 of Map Book 7
 8:40 A.M. Dec. 12, 1933.



**PLAT OF
CLARK MELLENBURCH'S
RESUBDIVISION
OF LOTS 3 AND 4, BLOCK 2, AND LOTS 3 AND 4, BLOCK 18, LAUREL
SUBDIVISION OF PARCELS 71 AND 72 IN HIDALGO COUNTY, TEXAS
SCALE 1"=100'**

State of Texas
 County of Hidalgo
 I, Clark Mellenburch, do hereby certify that the above plat is a true and correct representation of the same as the same was made by me on the ground this 12th day of April, A.D. 1934.

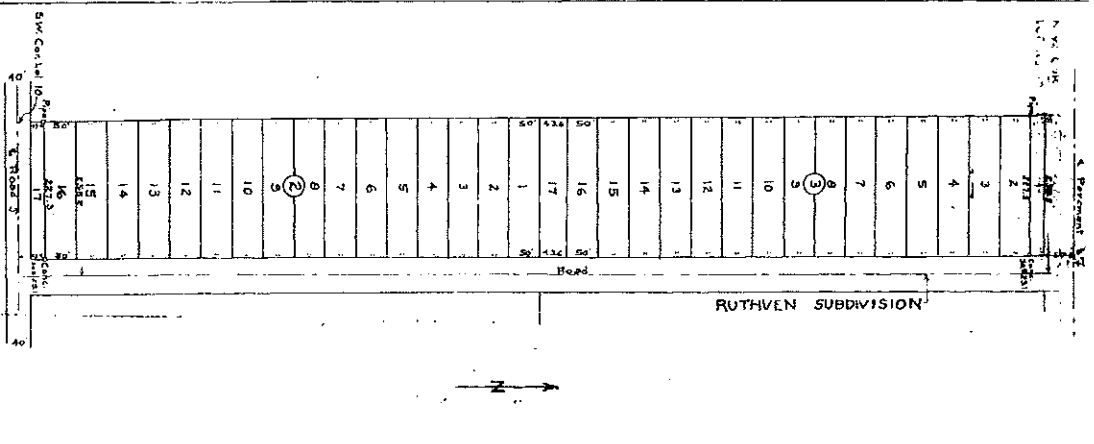
State of Texas
 County of Hidalgo
 I, Clark Mellenburch, do hereby certify that the above plat is a true and correct representation of the same as the same was made by me on the ground this 12th day of April, A.D. 1934.

State of Texas
 County of Hidalgo
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**RUTHVEN SUBDIVISION NO. 2
 BEING THE WEST 100 ACRES
 OF LOT 10, SECTION 26 4
 TEXAS-MEXICAN RY SURVEY
 HIDALGO COUNTY, TEXAS
 STATE OF TEXAS**

Subscribed and sworn to before me this 13th day of August, 1934