

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JOSE HIDALGO	1-14083
2.	JOSE ACUNA	1-14262
3.	BLANCA VILLARREAL	1-14216
	COMM. COURT: JANUARY 10, 2017	



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 1234

Application No: 1-14083

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose Hidalgo

Address: 3007 N. mile 6 1/2
W. Rd.

Weslaco, TX 78596

Phone: (956) 376-9308

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

Water Supplier: North Alamo Water

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

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

regarding the land described as:

Eagles Nest #1 Lot # 1 B1K#1

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 6-29-07);

(verified by Johanna Vallejo;
(Johanna Vallejo)

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

Johanna Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Precinct 0 2 3 4

Application No: 1-14083

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Jose Hidalgo
Address: 3207 N. mile 6 1/2
W. Rd Weslaco, TX 78596
Phone: (956) 376-9308

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

Eagles Nest # 1 Lot # 2 Blk # 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose L. Hidalgo
Requesting Party (Signature)

1/4/2017
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/4/2017
Date

Johanna Vally
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14083

Oct. 19, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

Prop ID# 561010

E0155-01-002-0002-00

[1] OWNER: CASTRO, NORMA NELLY
HIDALGO, JOSE LUIS
2302 LOPEZ DRIVE
WESLACO TX 78596-9757
Telephone No. 376-9308

[7] LEGAL DESC./NAME OF SUBDIVISION
EAGLE'S NEST ESTATES UT 1 LOT
2 BLK 2

LOCATION: 0 MILE 6 1/2 & MILE 9

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$111,320

[5] SIZE OF STRUCTURE: 2,000 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 40'
SIDES 6' NORTH SIDE 10' REAR 25'

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Valler
Prepared by

10/19/2016
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Leonel Najera
Approved by

10/17/2016
Date

Flood Zone: NO *0450C* Pct: 1
Panel No. /Suffix: _____

Community No.: *480334*

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant

10/19/16
Date

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

[NOTICE]

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

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

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

ASSUMPTION WARRANTY DEED

Date: **August 1, 2012**

Grantor: **JOSE CASTRO and wife, SANTA CASTRO**

Grantor's Mailing Address (including county): **2302 Lopez Drive
Weslaco, Texas 78596
Hidalgo County**

Grantee: **JOSE LUIS HIDALGO and wife, NORMA NELLY CASTRO**

Grantee's Mailing Address (including county): **2302 Lopez Drive
Weslaco, Texas 78596
Hidalgo County**

Consideration: Grantee's assumption of the unpaid principal and earned interest on a note in the original principal sum of \$16,000.00 dated October 16, 2003, note executed by JOSE CASTRO and wife, SANTA CASTRO and payable to the order of TONY BARBOSA and wife, LIDIA BARBOSA. The note is secured by A Warranty Deed With Vendor's Lien, dated October 16, 2003, recorded under Clerk's Document No. 1265820, in the Official Records of Hidalgo County, Texas, and a Deed of Trust dated October 16, 2003, recorded under Clerk's Document No. 1265821, in the Official Records of Hidalgo County, Texas. A Correction Warranty Deed with Vendor's Lien dated May 1, 2004, recorded under Clerk's Document No. 1416153, in the Official Records of Hidalgo County, Texas; said lien and note was assigned by Assumption Warranty Deed dated May 15, 2006, recorded under Clerk's Document No. 1619360, in the Official Records of Hidalgo County, Texas. The note is secured by a Deed of Trust to Secure Assumption dated May 15, 2006, under Clerk's Document Number 1619361, Official Records of Hidalgo County, Texas. There is also a Correction Deed of Trust dated February 22, 2011 recorded under Clerk's Document No. 2191297, in the Official Records of Hidalgo County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note.

Property (including any improvements):

Lot Two (2), Block Two (2), Eagle's Nest Estates Subdivision, Phase I, Farm Tract 212 block 180, Lot 11 of the West and Adams Tract Subdivision, recorded in Volume 31, Pag 136 of the Map and Records in the Office of the County Clerk, Hidalgo County, Texas, reference is here made for all purposes.

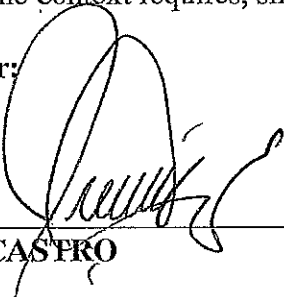
Reservations from and Exceptions to Conveyance and Warranty:

1. Easements and reservations as shown according to the map and plat thereof.
2. Ordinances or regulations of the county and city having jurisdiction over the Property.
3. Visible and apparent easements on or across the subject property.
4. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
5. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water district having jurisdiction over the Property.
6. Taxes for 2012 and subsequent years, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

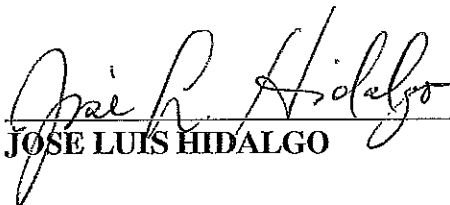
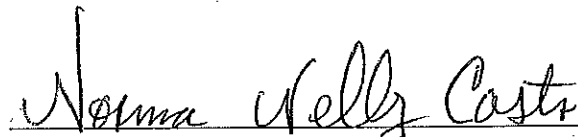
Grantor:



JOSE CASTRO


SANTA CASTRO

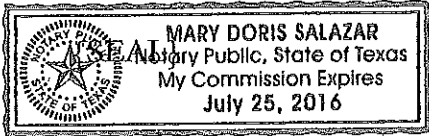
ACCEPTED BY GRANTEE:


JOSE LUIS HIDALGO
NORMA NELLY CASTRO

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 1st day of September, 2012, by JOSE CASTRO.

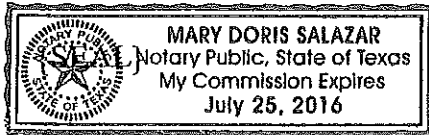


Mary Doris Salazar
Notary Public, in and for the STATE OF TEXAS

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 1st day of September, 2012, by SANTA CASTRO.

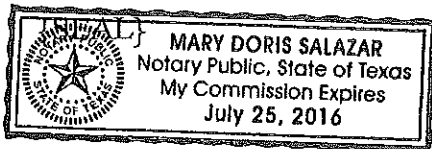


Mary Doris Salazar
Notary Public, in and for the STATE OF TEXAS

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 1st of September, 2012, by JOSE LUIS HIDALGO.

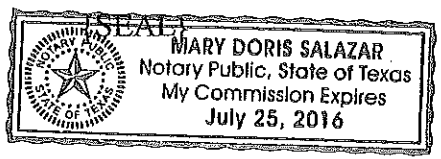


Mary Doris Salazar
Notary Public, in and for the STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 1st of September, 2012, by **NORMA NELLY CASTRO**.



Mary Doris Salazar
Notary Public, in and for the **STATE OF TEXAS**

AFTER RECORDING, RETURN TO:

MIGUEL D. WISE
3516 EAST EXPRESSWAY 83, SUITE A
WESLACO, TEXAS 78596

PREPARED IN THE LAW OFFICE OF:

MIGUEL D. WISE
3516 EAST EXPRESSWAY 83, SUITE A
WESLACO, TEXAS 78596



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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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: 1-14262

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:

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

Name: Jose Acuna

Address: 1341 N. Toward Rd
Alamo, TX 78516

Phone: (956) 569-0874

Water Supplier: NAWS

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

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

regarding the land described as:

Branda Est #2 Lot # 215

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

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

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

(Date approved 5/10/01);

(verified by Gilbert Acuna);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-14262

REQUEST FOR HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Jose Acuña

Address: 1341 N. Tower Rd.
Alamo, Tx 78516

Phone: (956) 569-0874

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

Brande Est. #2 Lot #215

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)

1/3/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/3/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14262

Jan. 3, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

B4035-02-000-0215-00

[1] OWNER: ACUNA, JOSE

1341 N. TOWER
ALAMO, TX 78516

Telephone No. 569-0874

[7] LEGAL DESC./NAME OF SUBDIVISION
BRENDA ESTATES #2 LOT 215

LOCATION: 1341 TOWER & ELDORA RD.

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$30,000

[5] SIZE OF STRUCTURE: 1,040 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE B-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 50' REAR 35' SIDES 6' FINISH FLOOR ELEV.
18" ABOVE CENTERLINE OF STREET

**FOR COUNTY USE ONLY
APPLICATION FEES**

Johanna Valley
Prepared by

1/3/2017
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Israel Najera
Approved by

12/29/16
Date

Flood Zone: NO Panel No. /Suffix: 0425C Pct: 1

Community No.: 780334

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant

1/3/2017
Date

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

[NOTICE]

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

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

WARRANTY DEED

126 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas,

Know All Men by These Presents:

County of HIDALGO

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

THAT Marcela Constantino representing herself and through P.O.A. , by husband Rolando V. Constantino, ... of the County of Hidalgo State of Texas for and in consideration

of the sum of Ten and No/100 ----- DOLLARS And other Good and Valuable consideration.

to in hand paid by : Jose A. Acuna and wife Maria S. Acuna

as follows:

Property (including improvements) Lot Two Hundred Fifteen (215), BRENDA ESTATES No: Two (2), as shown by the map or plat thereof recorded in Volume 37, Pages 134,135, & 136, Map Records of Hidalgo County, Texas. Information taken from "Release of Lien", Document No: 1591793, filed for the reord on 03-17-2006 @ 4:51 p.m., Hidalgo County Clerk Records.

NO TITLE OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NO WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON THE TITLE OF THIS PROPERTY. have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

Jose A. Acuna and wife Maria S. Acuna

whose mailing address is P. O. Box 2172 --- City of San Juan 78589 of the County of Hidalgo State of Texas all that certain

Please see attached, "Statutory Durable Power of Attorney" , attachment and part of this Warranty Deed.

Reservation From and Exceptions to Conveyance and Warranty: This conveyance is subject to prior mineral reservations and conveyance of record, if any, oil & gas leases of record, if any, Easements, rules and regulations and rights in favor of the water district, if any. Easements, rights-of-way, and prescriptive rights, whether of record or not. All presently recorded instruments, other than liens and conveyance that affect the property, taxes for the year of conveyance, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

Jose A. Acuna and wife Maria S. Acuna heirs and assigns forever and we do hereby bind ourselves heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

Jose A. Acuna and wife Maria S. Acuna heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

WITNESS our hand at Mission, Texas 78572

this 11th day of January, 2016

Witness at Request of Grantor:

Marcela O. Constantino

(Acknowledgement)

STATE OF TEXAS COUNTY OF Hidalgo

This instrument was acknowledged before me on the 11th day of January, 2016 by Marcela Constantino, representing herself and through P.O.A. for Rolando V. Constantino

My commission expires: Dec. 31, 2016



571975-1

Notary Public, State of Texas Notary's printed name: Eilalio Marrz, Jr.

The State of Texas Statutory Durable Power of Attorney

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, **Rolando V. Constantino** (insert your name and address), my social security number being (insert your proper social security number), appoint **My Wife, Marcela Constantino** (insert the name and address of the person appointed) as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.
TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.
TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT.
YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- (A) real property transactions;
- (B) tangible personal property transactions;
- (C) stock and bond transactions;
- (D) commodity and option transactions;
- (E) banking and other financial institution transactions;
- (F) business operating transactions;
- (G) insurance and annuity transactions;
- (H) estate, trust, and other beneficiary transactions;
- (I) claims and litigation;
- (J) personal and family maintenance;
- (K) benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;
- (L) retirement plan transactions;
- (M) tax matters;
- (N) ALL OF THE POWERS LISTED IN (A) THROUGH (M). YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

SPECIAL INSTRUCTIONS:

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT. **To Sell, Transfer, and Convey Property: Lot 215, Brnda Estates No: Two (2), as shown by the map or plat thereof recorded in Volume 37, Pages 134, 135, and 136, Map Records, Hidalgo County, Texas**

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

- (A) This power of attorney is not affected by my subsequent disability or incapacity.
- (B) This power of attorney becomes effective upon my disability or incapacity.

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following (each to act alone and successively, in the order named) as successor(s) to that agent:

Signed this _____ day of **13 NOV 2015**

Rolando V. Constantino
(Your Signature) Rolando V. Constantino

THE ATTORNEY-IN-FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF _____ }

This instrument was acknowledged before me on the **13 NOV 2015**
by **Rolando V. Constantino**

My commission expires:

DECEMBER 31, 2015

ATTY. REY C. LADAGA (Signature)
Notary Public, State of Texas
Notary's printed name:



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14216

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: Blanca Villarreal

Address: 2109 Peacock St
Donna, TX
78537

Phone: (512) 203-4130

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

Water Supplier: North Alamo Water

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

Account/ESI No.: 313514-001
 Temporary Pole Permanent Service

regarding the land described as:

Peacock Village Lot #8

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 4/22/97);

(verified by Johanna Vallejo);
(Johanna Vallejo)

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

Johanna Vallejo
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-14216

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: Blanca Villarreal

Address: 2109 Peacock St

Donna TX 78537

Phone: (956) 203-4132

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

Peacock Village Lot # 8

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Blanca Villarreal
Requesting Party (Signature)

12/20/2014
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/20/2014
Date

Johanna Valle
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-14216
Dec. 9, 2016

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

PROP ID# 570246
P4750-00-000-0008-00

[1] OWNER: VILLARREAL, BLANCA G.

[7] LEGAL DESC./NAME OF SUBDIVISION
PEACOCK VILLAGE LOT 8

1145 E. MADISON ST
BROWNSVILLE, TEXAS 78520

Telephone No. 203-4132

LOCATION: 0 FM 493 & MILE 10

[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.: \$17,200

[5] SIZE OF STRUCTURE: 960 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ COUNTY SETBACKS FRONT 30'
SIDES 7' REAR 50'

FOR COUNTY USE ONLY APPLICATION FEES

Johanna Vallejo
Prepared by

12/9/2016
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Leonel Najera
Approved by

11/30/2016
Date

Flood Zone: NO *0450C* Pct: 1
Panel No. /Suffix: _____

Community No.: *480384*

Certification of Elevation
Required: YES NO BFE

[Signature]
Signature of Owner or Applicant

12/9/2016
Date

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

[NOTICE]

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

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

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

General Warranty Deed

Date: August 14, 2014

Grantor: Luis Chavera, a single person

Grantor's Mailing Address:
5909 Valencia Dr.
Edinburg, Texas 78541

Grantee: Blanca G. Villarreal

Grantee's Mailing Address:
1445 East Madison St., Suite 359
Brownsville, TX 78520

Consideration:

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

Property:

Lot 8, PEACOCK VILLAGE SUBDIVISION, Hidalgo County, Texas, according to subdivision plat recorded in Volume 32, Page 71, Map Records of Hidalgo County, Texas; SAVE AND EXCEPT all oil, gas, and other minerals in, under, or that may be produced from said land.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

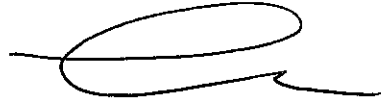
1. Reservation of all mineral interest by predecessors in title.
2. Unreleased oil, gas, and mineral leases of record (if any).
3. Restrictive covenants recorded as DOC#595414, Official Records of Hidalgo County, Texas.
4. Taxes for 2014 and subsequent years.
5. Easement and right-of-way grants and reservations of record, including any shown on recorded subdivision plat and its dedication.
6. Statutes, administrative regulations, and ordinances of State of Texas, Hidalgo County, and any city having extra-territorial jurisdiction over the property as regards zoning, building permits, and subdivision platting requirements.
7. Easements, liens, rights, rules and regulations of Donna Irrigation Hidalgo county No. 1.
8. Prior lien securing purchase money note in original amount of \$222,000 to Texas State Bank, created in deed of trust recorded as DOC#551702, Official Records, Hidalgo County, Texas. Grantee does not assume payment of this note.

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.

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

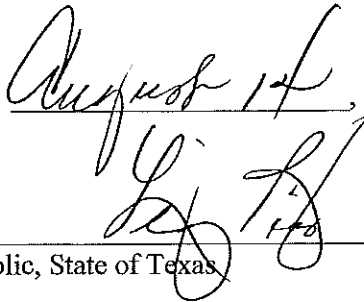


Luis Chavera

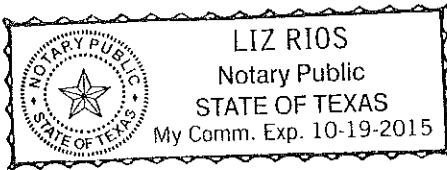
STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on August 14, 2014, by Luis Chavera.



Notary Public, State of Texas



PREPARED IN THE OFFICE OF AND
AFTER RECORDING RETURN TO:

DENNIS E HENDRIX
Attorney at Law
200 N. 12th Ave., Ste. 202
Edinburg, Texas 78541
Tel: (956) 381-8495
Fax: (956) 381-4435