

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Danube Builders, LLC	4-16360
2.	Hector Padron Saenz	4-16343
3.	Ramon Perez Jr.	4-16077
4.	Israel Gonzalez	4-16005
	COMM. COURT: JANUARY 24, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-110077

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: Ramon Perez Jr.

Address: 1108 calle Paris
Edinburg, TX 78542

Phone: 956-884-1502

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1 / 11 / 17</u>

Water Supplier: _____

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

Account/ESI No.: 308870-001
 Temporary Pole Permanent Service

regarding the land described as: Janta Cruz Ranches #2 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 11/24/17)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16077

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: Ramon Perez Jr.

Address: 1108 Calle Garis
Edinburg, TX 78542

Phone: 956-884-1582

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 #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

[Signature]
Requesting Party (Signature)

1/18/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/18/17
Date

[Signature]
County Official

Charge San Jacinto Title

SJTC/ Doc . GF #5242015

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: NOVEMBER 20, 2015

Grantor: MICHAEL HO and SHARON TE

Grantor's Mailing Address: 1509 MIGNET COURT STREET
MISSION, TEXAS 78572
HIDALGO COUNTY

Grantee: RAMON PEREZ, JR.

Grantee's Mailing Address: 1207 MONICA LN.
SAN JUAN, TEXAS 78589
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Eight (8), SANTA CRUZ RANCHES NO. 2, Hidalgo County, Texas, as per map or plat recorded in Volume 46, Pages 133-137, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:


- a. Restrictive covenants as recorded in Volume 46, Pages 133-137, Map Records, Hidalgo County, Texas
- b. Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements and reservations as shown according to the map or plat thereof recorded in Volume 46, Pages 133-137, Map Records of Hidalgo County, Texas.
- d. Right-of-Way Easement granted to Rio Grande Valley Gas Co., recorded in Volume 510, Page 34 and Volume 619, Page 635, both in the Deed Records of Hidalgo County, Texas.
- e. Right-of-Way Easement granted to Carthage Hydrocol, Inc., recorded in Volume 656, Page 161, Deed Records of Hidalgo County, Texas. Assigned to Celanese Corporation of America by Assignment recorded in Volume 931, Page 274, Deed Records, Hidalgo County, Texas. Further assigned to Valero Transmission, L.P., a limited Partnership by Assignment and Bill of Sale dated December 13, 1994, filed January 10, 1995, under

- i. Right-of-Way Easement granted to Western Natural Gas Co., recorded in Volume 1036, Page 183, Deed Records of Hidalgo County, Texas.
- j. Right-of-Way Easement granted to Highland Resources, Inc., recorded in Volume 1557, Page 197, Deed Records of Hidalgo County, Texas. Assigned to Wainco Oil and Gas Company by Assignment of Right of Way Easement recorded in Volume 1750, Page 338, Deed Records, Hidalgo County, Texas.
- k. Agreement dated November 14, 1983, by and between Gilbert L. Skloss and Virginia R. Skloss and Atlantic Richfield Company, recorded in Volume 1929, Page 610, Deed Records of Hidalgo County, Texas.
- l. RIGHT OF WAY dated February 28, 2005, executed by Dos Altos Properties, Ltd., to Valero Logistics Operations, L.P., recorded under Clerk's File No. 1487859, Official Public Records of Hidalgo County, Texas.
- m. RIGHT OF WAY dated February 28, 2005, executed by Dos Altos Properties, Ltd., to Valero Logistics Operations, L.P., recorded under Clerk's File No. 1487859, Official Public Records of Hidalgo County, Texas.
- n. Oil and Gas Lease dated March 27, 1934, recorded in Volume 2, Page 47, Oil and Gas Lease Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- o. Oil and Gas Lease dated March 27, 1934, recorded in Volume 11, Page 109, Oil and Gas Lease Records of Hidalgo County, Texas. Unitized by instrument recorded in Volume 122, Page 293, Volume 70, Page 252, Volume 106, Page 14, Volume 112, Page 155, Volume 135, Page 117, and Volume 281, Page 101, all in the Oil and Gas Lease Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- p. Oil and Gas Lease dated January 1, 1988, recorded in Volume 2951, Page 826, Volume 2951, Page 830, Volume 2951, Page 841, all in Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- q. Oil and Gas Lease dated July 15, 1990, recorded in Volume 2951, Page 834, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals. Page 755, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- r. Oil and Gas Lease dated August 9, 1990, recorded in Volume 2965, Page 601, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- s. Oil and Gas Lease dated April 11, 1991, recorded in Volume 3062, Page 729, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- t. Memorandum of Oil and Gas Lease dated June 30, 1999, recorded under Document No. 790309, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- u. Memorandum of Oil and Gas Lease dated April 15, 2001, recorded under Document No. 962311, Official Records, Hidalgo County, Texas, together with all rights incident to the

property to Grantee and Grantee's heirs, successors, and assigns, to 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.

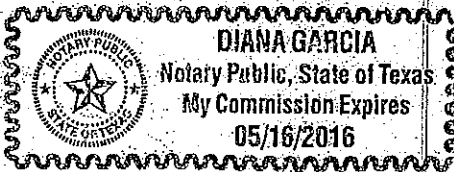

MICHAEL HO

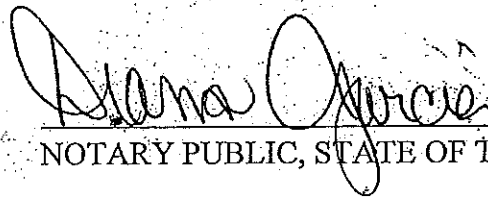

SHARON TE

ACKNOWLEDGMENTS

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

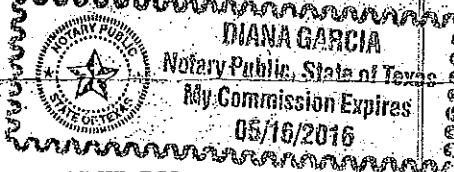
This instrument was acknowledged before me on the 20th day of November, 2015, by MICHAEL HO.

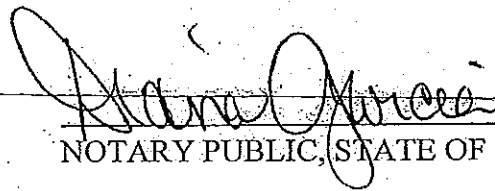



NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20th day of November, 2015, by SHARON TE.




NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, F-3
McALLEN, TEXAS 78504
GF#152429532

AFTER RECORDING, RETURN TO:

RAMON PEREZ, JR.
1207 MONICA LN.
SAN JUAN, TEXAS 78589

- x. All water rights reserved in Deed dated August 2, 2004, under Clerk's File No. 1373914, Official Records, Hidalgo County, Texas.
- y. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- z. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.



 MICHAEL HO



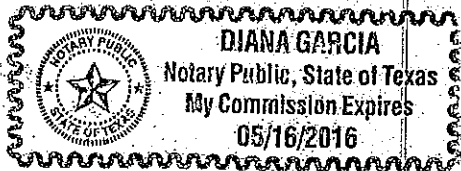
 SHARON TE

ACKNOWLEDGMENTS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 20th day of November, 2015, by MICHAEL HO.





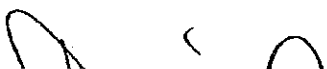
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 20th day of November, 2015, by SHARON TE.





Chapter 232 Texas LGC Application

APPLICATION NO:

4-16077

Oct. 5, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

S1753-02-000-0008-00

[1] OWNER: PEREZ, RAMAON JR

1207 MONICA LN
SAN JUAN, TX. 78589

Telephone No. 884-1582

[7] LEGAL DESC./NAME OF SUBDIVISION

SANTA CRUZ RANCHES NO.2

LOT #08

07/26/16NW/E AG

LOCATION: 0 2812 & BRUSHLINE

[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.: \$103,000

[5] SIZE OF STRUCTURE: 1,912 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 40' REAR 15'
SIDE 6' . 18" ABOVE CNTR LINE

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light []

Water []

Flood Zone: NO

Panel No. /Suffix: 480334

Pct: 4

Community No.: 0325-A

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

10/5/16
Date

Approved by

08/21/16
Date

Signature of Owner or Applicant

10/05/16
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.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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:

4-16343

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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Secur MAWS
Date Approved:	/ /	1 / 12 / 17

Name: Hector Padron Saenz

Address: 8602 Kenyon Rd.
Edinburg TX 78542

Water Supplier: North Alamo

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

Phone: (956) 258-6612

Account/ESI No.: A4701657/10032789486911-
[] Temporary Pole [] Permanent Service 900

regarding the land described as:

Tract Viva Las Vegas Ph II Lot 87

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

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

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

(Date approved 9/29/09)

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No:

4-110343

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: Hector Saenz

Address: 8602 Kenyon Rd.

Edinburg TX 78542

Phone: (956) 258-6612 / 393-7260

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

Nivia Las Vegas Ph. II Lot 87

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Hector Saenz
Requesting Party (Signature)

1/12/2017
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:

1/18/17
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 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

Special Warranty Deed with Vendor's Lien

1. Date: November 16, 2016
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78542
4. Grantee: HECTOR PADRON SAENZ
5. Grantee's Mailing Address: P.O. Box 3571, Edinburg, Hidalgo County, Texas 78542
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Twenty Three Thousand Nine Hundred and No/100ths Dollars (\$23,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Eighty-Seven (87) Viva Las Vegas Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 2039371, Official Records of Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - C. Anything an on-the-ground A-1 survey would reveal.
 - D. The taxes for the year 2016 and subsequent years.
 - E. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
 - F. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.
9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.

- 10. Prior Liens: Deed of Trust recorded under Document No. 1963296, Official Records, Hidalgo County, Texas
- 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby 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 (continue below):
- 12. Special Warranty of Title: 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.
- 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
- 14. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 16. Signature:

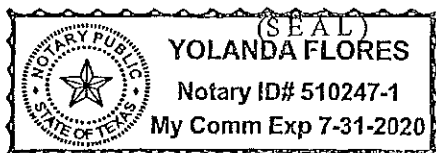
Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

By _____
Richard A. Garza, President

The State of Texas
County of Hidalgo

(Acknowledgment)

This instrument was acknowledged before me on the 16th day of Nov, 2016, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



Yolanda Flores
Notary Public, State of Texas
My Commission Expires: 7-31-2020

After Recording Return To:

GARCO, LTD
3910 W. Freddy Gonzalez
Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16343

Jan. 6, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

V4358-02-000-0087-00

[1] OWNER: PADRON, HECTOR SAENZ

8602 KENYON RD
EDINBURG, TX 78542

Telephone No. 258-6612

[7] LEGAL DESC./NAME OF SUBDIVISION
VIVA LAS VEGAS PH 2 LOT#87

LOCATION: 0 2812 & KENYON

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$2,000

[5] SIZE OF STRUCTURE: 270 Sq. Ft.

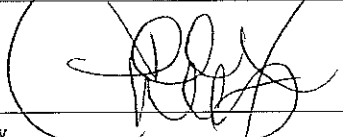
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

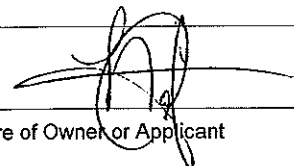
FRONT:25' BACK:15' SIDES:6'
MINIMUM ELEV. 78" ABOVE THE CURB

Prepared by 

1/6/17
Date

Approved by Julio Ruiz

11/30/16
Date

Signature of Owner or Applicant 

1/6/17
Date

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-103600

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: Danube Builders

Address: 3408 Mossy Oak Dr.
Edinburg TX 78539

Phone: 956-867-7438

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>1 / 17 / 17</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 314338-001
 Temporary Pole Permanent Service

regarding the land described as:

3408 Mossy Oak Dr. Lot # 104 Oakland Village PH: 2

on Jan, 2017, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 4/20/05);

(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



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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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: 4-10360

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: Darabe Builders, LLC
Address: 4907 S. Jackson Rd.
Edinburg TX 78539
Phone: 956-867-7438

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

OKland Village Plat 2
Lot # 109 3408 Mossy Oak Dr. Edinburg TX 78539

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)

1/17/2017
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/18/17
Date

[Signature]
County Official

GF # 150523

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 19, 2016

Grantor: **L.I.C.I., LIMITED, a Texas Limited Partnership**

Grantor's Mailing Address (including county): 1620 N. 29th St.
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: **DANUBE BUILDERS, LLC, a Texas Limited Liability Company**

Grantee's Mailing Address (including county): 4907 S. Jackson Rd.
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of One Hundred Seven Thousand Nine Hundred Four Dollars and 75/100 DOLLARS (\$107,904.75) of which Twenty-seven Thousand Nine Hundred Four and 75/100 Dollars (\$27,904.75) is part purchase money. The Note is executed by DANUBE BUILDERS, LLC, a Texas Limited Liability Company, payable to the order of GROTHUES FINANCIAL, LTD. The note is secured by a Vendor's Lien retained in favor of GROTHUES FINANCIAL, LTD in this Deed and by a Deed of Trust of even date from DANUBE BUILDERS, LLC, a Texas Limited Liability Company to KEVIN P. SULLIVAN, Trustee.

Property (including any improvements):

All of Lot 104, OAKLAND VILLAGE PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 47, Page 169-171, 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 and Exceptions to Conveyance and Warranty:

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; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers 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.

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 shall become absolute.

GROTHUES FINANCIAL, LTD, 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 described. The vendor's lien and the superior title to the Property are retained for the benefit of GROTHUES FINANCIAL, LTD and are transferred to GROTHUES FINANCIAL, LTD without recourse on Grantor.

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

L.I.C.I., LIMITED, a Texas Limited Partnership

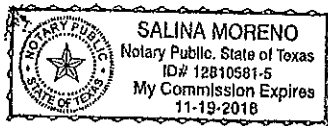
BY: L.I.C.I. MANAGEMENT, INC., a Texas Corporation

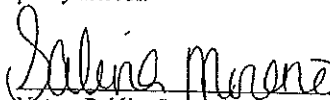
BY: 
ELIZABETH M. LOPEZ, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on this the 19 day of December, 2016, by ELIZABETH M. LOPEZ, President of L.I.C.I. MANAGEMENT, INC., a Texas Corporation being the authorized General Partner of L.I.C.I., LIMITED, a Texas Limited Partnership, on behalf of same and in her capacity thereof.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
DANUBE BUILDERS, LLC, a Texas Limited Liability Company
4907 S. Jackson Rd.
Edinburg, Texas 78539

PREPARED BY:
The Alvarado Law Firm
4907 S. Jackson Rd.
Edinburg, Texas 78539
File/GF: 150523

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16360

Jan. 11, 2017

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

O0480-02-000-0104-00

[1] OWNER: DANUBE BUILDERS, LLC
4907 S JACKSON RD
EDINBURG, TX 78539
Telephone No. 563-3920

[7] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE PH.2 LOT#104

LOCATION: 0 R.LONGORIA & WISCONSIN

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$37,960

[5] SIZE OF STRUCTURE: 1,999 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:25' BACK:20' SIDES:6'
MINIMUM ELEV. 8" ABOVE THE CURB

FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by [Signature] Date 1/11/17

OTHER
TOTAL AMOUNT \$30.00

Approved by Julio Ruiz Date 1/9/17

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 0425C Pct: 4

Signature of Owner or Applicant Date 1/11/2017

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: 4-16005

Sept. 20, 14

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: ISRAEL GONZALEZ
de ETIOP LOZANO

Address: 7300 HOLMWAY DRIVE
DONNA IA

Phone: 952-369-4448

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Charles Pano</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>1 / 17 / 14</u>

Water Supplier: N/A

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

Account/ESI No. 144466-008

Temporary Pole Permanent Service

regarding the land described as:
Lot 555 Los Verados Ph 5

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 09/08/14;
Maria Cepha)

(verified by [Signature])

(verified by Charles Pano;

(verified by Charles Pano

(verified by Maria Cepha);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
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: 9-16005

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

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

PARTY MAKING REQUEST:

Name: ~~Israel Gonzalez~~
Israel Gonzalez
Address: 7300 Laguna Drive
Donna TX
Phone: 956-369-4448

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

Lot 555 Los Venados Ph 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Israel Gonzalez 4/18/17
[Signature] 11/17/17
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

04/18/17 [Signature]
Date County Official

CHARGE TO: VLTC
GR# 120922

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 4, 2010

Grantor: ZIP Investments, L.L.C., a Texas limited liability company

Grantors' Mailing Address (including county): 4900 N. 10th St. Ste B.
McAllen, Texas 78504
Hidalgo County

Grantee: Israel Gonzalez and Rena Beth Carter

Grantees' Mailing Address (including county): 1305 Viejo Lane
Mission, Texas 78572

Consideration: Cash and a wraparound note ("Wraparound Lien Debt") of even date executed by Grantee and payable to the order of Grantor in the principal sum of FORTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$48,500.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith from Grantee to Scott A. Walsh, Trustee (collectively, the "Wraparound Lien").

Property (including any improvements):

All of Lot 555, LOS VENADOS SUBDIVISION, PHASE V, Hidalgo County, Texas, according to the amended map recorded in Volume 47, Page 130, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Exceptions to Conveyance and Warranty:

Restrictive covenants recorded under CLERK' S FILE NOS. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101 AND 1464510, OFFICIAL RECORDS, AND VOLUME 47, PAGE 130, MAP RECORDS, HIDALGO COUNTY, TEXAS. "Deleting there from any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin

Annual maintenance charge and/or current assessments as set forth in instrument dated July 11, 2003, filed July 11, 2003, under Document Number 1220191; dated October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322 and dated April 26, 2005, filed April 28, 2005 under Document Number 1464510, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's Lien or Deed of Trust filed for record prior to the date payment of such assessments and/or maintenance charges become due.

Minimum floor elevations, setback lines, easements and restrictions as shown on the amended Map of Los Venados Subdivision, Phase V, recorded Volume 47, Page 130, Map Records of Hidalgo County, Texas.

Easement in favor of Southwestern Bell Telephone Co. as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instrument recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of Humble Oil and Refining Company as shown by instruments recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.

Grantee in this deed does not assume payment of the Underlying Lien Debt. As further consideration Grantor promises to keep and perform all the covenants and obligations of the grantor named in the Underlying Lien deed of trust and to indemnify, defend, and hold Grantee harmless against any damages caused by Grantor's breach of its obligations under the Underlying Lien Debt and related documents, as long as Grantee is not in default on the Wraparound Lien Debt and documents relating to it.

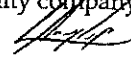
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

Grantor, 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 described. The vendor's lien and the superior title to the property are retained for the benefit of Grantor and are transferred to Grantor without recourse on Grantor.

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

ZIP Investments, L.L.C., a Texas limited liability company

By: 
Emiliano Zapata Villarreal, Member and Manager

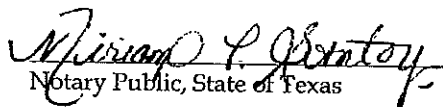
(Corporate Acknowledgement)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 4th day of June, 2010 by Emiliano Zapata Villarreal, Member and Manager of ZIP Investments, L.L.C., a Texas limited liability company on behalf of said company.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Mr. Israel Gonzalez
Mrs. Rena Beth Carter
1305 Viejo Lane
Mission, Texas 78572

PREPARED BY:
Kittleman, Thomas & Gonzales LLP
4900-B N. 10th St.
McAllen, Texas 78504
File #2385-29 /saw/mps

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16005
Sep. 16, 2016

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

L6446-05-000-0555-00

[1] OWNER: GONZALEZ, ISRAEL
RENA CARTER
816 TRAVIS ST C25
MISSION, TX 78572
Telephone No. 369-4448

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS VENADOS PH V LOT#555

LOCATION: 0 HWY 281 & HWY 186

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$236,000

[5] SIZE OF STRUCTURE: 3,562 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATION
FRONT:100' REAR:15' SIDES:20'
18" CL OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: _____

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 9/16/16


Approved by _____ Date 9/19/16


Signature of Owner or Applicant _____ Date 9/16/16

[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.