

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	GUZMAN CONST.	1-14180
2.	ENRIQUETA GUTIERREZ	1-14323
3.	GALDINO MATEOS	1-14332
	COMM. COURT: FEBRUARY 6, 2017	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14180

### 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: CULMAN CONSTRUCTION

Address: 802 E. EXP 83 SUITE 9  
PEARL, TX 78571

Phone: (956) 661-1594

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

Water Supplier: NORTH ALABAMA WATER

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

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

regarding the land described as:

Oak Hill Ranch #2 Lot #89

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 4-21-2008);

(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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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14180

### 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: Guzman Construction

Address: 802 E. Exp 83 Suite G  
Pharr, TX 78577

Phone: (661) 601-1594

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

Oak Hill Ranch #2 Lot # 89

#### 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)

1/27/2017  
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:

1/27/2017  
Date

Johanna Valle  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14180

Nov. 21, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

*Prop ID# 727090*  
00557-02-000-0089-00

[ 1 ] OWNER: GUZMAN CONSTRUCTION  
802 E. EXP 83  
PHARR, TEXAS 78577  
Telephone No. 601-1594

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
OAK HILL RANCH #2 LOT #89

LOCATION: 0 MILE 20& FM 88

[ 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.: \$115,320

[ 5 ] SIZE OF STRUCTURE: 2,883 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 100'  
SIDES 20' CORNER 30' REAR 15'

FOR COUNTY USE ONLY  
APPLICATION FEES

*Johanna Valle*  
Prepared by

*11/21/2016*  
Date

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

Light [X] Water [X]

*Leonel Najera*  
Approved by

*11/9/2016*  
Date

Flood Zone: NO Panel No. /Suffix: *03500* Pct: 1

Community No.: *480334*

Certification of Elevation Required:  YES  NO  BFE

*[Signature]*  
Signature of Owner of Applicant

*11/21/16*  
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.**

**WARRANTY DEED**

Date: November 3, 2016

Grantor: RICHARD SALAZAR and wife, SANDRA SALAZAR

Grantor's Mailing Address (including county): 3839 Parkside  
Missouri City, Texas 77459-2561  
Fort Bend County, Texas

Grantee: GUZMAN CONSTRUCTION, L.L.C.

Grantee's Mailing Address (including county): 802 E. Interstate 2, Suite G  
Pharr, Texas 78577  
Hidalgo County, Texas

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

Property (including any improvements):

Lot Eighty-nine (89), OAK HILL RANCH PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1882643, 2080709, 2423478, 2646737, AND 2646738, OFFICIAL RECORDS, AND VOLUME 55, PAGES 41-46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated January 14, 1974, recorded in Volume 1393, Page 821, Deed Records and dated January 24, 2006, recorded under Clerk's File No. 1572966, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement and/or other rights, if any, as set forth in untitled instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of OAK HILL RANCH HOMEOWNERS ASSOCIATION to secure payment of assessments, as set forth in instrument dated April 24, 2008, recorded under Clerk's File No 1882643, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of ENGELMAN IRRIGATION DISTRICT.

Minimum floor elevation; one hundred foot (100') minimum setback line along the front; thirty foot (30') minimum setback line along the North side; twenty foot (20') minimum setback line along the South side; fifteen foot (15') minimum setback line along the rear; or easement whichever is greater on all cases; fifteen foot (15') utility easement along the West side; fifteen foot (15') exclusive easement to N.A.W.S.C. along the North side; fifteen foot (15') exclusive easement to N.A.W.S.C. along the East side; fifteen foot (15') irrigation and landscape easement along the South fifteen feet (15') of the North thirty feet (30'); fifteen foot (15') irrigation and landscape easement along the West fifteen feet (15') of the East thirty feet (30'); as per map or plat recorded in Volume 55, Pages 41-46, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2017 and subsequent years.

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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

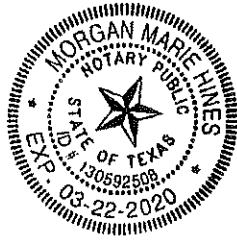
Richard Salazar  
RICHARD SALAZAR

Sandra Salazar  
SANDRA SALAZAR

(Acknowledgment)

State of Texas  
County of Ft Bend

This instrument was acknowledged before me on the 3<sup>rd</sup> of NOVEMBER,  
2016, by RICHARD SALAZAR and wife, SANDRA SALAZAR.



Morgan Marie Hines  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
GUZMAN CONSTRUCTION, L.L.C.  
802 E. Interstate 2, Suite G  
Pharr, Texas 78577

PREPARED BY:  
Lewis, Monro & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 907533; NC:vm



# PLANNING DEPARTMENT

## County of Hidalgo

Received JP Rev. 06-03-15

Main Office  
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956-318-2844

Precinct No.1 Substation  
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Weslaco, TX 78596  
956-968-4734  
956-973-7850

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

JAN 22 2017

Hidalgo Precinct 1 2 3 4  
Planning Dept.

Application No: F-14323

T.J. Arredondo, CFM  
Director of Planning

### 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: Enriqueta Gutierrez

Address: 8316 Timothy Dr.  
Weslaco, TX  
78596

Phone: (956) 261-8222

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.: 314369-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Weslaco Gardens Lot # 26

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

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

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

(Date approved 10/2/14);

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14323

### 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: Enriqueta Gutierrez  
Address: 8316 Timothy Dr.  
Weslaco TX 78596  
Phone: (956) 261-8000

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

Weslaco Gardens Lst# 26

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

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

Enriqueta Gutierrez 1/27/17  
Requesting Party (Signature) 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:

1/27/17  
Date

Johanna Velez  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-14323  
Jan. 18, 2017

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

*Prop ID # 687348*  
W2235100-000-0026-00

[ 1 ] OWNER: GUTIERREZ, ENRIQUETA N  
2508 S LANE  
  
WESLACO TX 78596-3962  
Telephone No. 261-8222

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
WESLACO GARDENS  
LOT 26

LOCATION: 0 FM 88 & MILE 12 1/2

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
29-RESIDENTIAL MOVE-IN/RELO.BUILD

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

[ 5 ] SIZE OF STRUCTURE: 320 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: MOVE IN ZONE X-29

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 35'

## FOR COUNTY USE ONLY APPLICATION FEES

*Johanna Vallejo*  
Prepared by

*11/18/2017*  
Date

*Leonel Najera*  
Approved by

*11/18/2017*  
Date

*X of [Signature]*  
Signature of Owner or Applicant

*11/18/2017*  
Date

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

Light [X] Water [X]

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

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.

**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 16, 2004  
Grantor: RCI Development-Palm, Ltd

Grantor's Mailing Address (including county):  
2522 Freddy Gonzalez  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee:  
Name 1: Enriqueta Netro Gutierrez  
Name 2:

Mailing Address:  
2506 S. Lane  
Weslaco, TX 78596  
Hidalgo County, TX

Phone Number 1: 956-463-6995  
Phone Number 2:

Social Security Number:  
Grantee 1: 629-46-5255  
Grantee 2:

**Consideration:** Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Nineteen Thousand Four Hundred and No/100 (\$19,400.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Alan Monroe, Trustee.

**Property (including any improvements):**

Lot Number(s) 26, WESLACO GARDENS SUBDIVISION, being a 40.974 acre tract (deed record: 41.34) being all of Farm Tract 297, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 46, Pages 66-68, Map Records, Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded under County Clerk's Document Number 1305176, Official Records, Hidalgo County, Texas.

Grantor hereby reserves all oil, gas, and other minerals lying in, on or under the subject Property.

**Reservations from and Exceptions to conveyance and Warranty:**

1. A lien securing a promissory note (the "Prior Note") dated February 19, 2004, in the original principal amount of Seven Hundred Twenty Thousand and 00/100 Dollars (\$720,000.00), payable to the order of City National Bank,

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN (Continued)

- which is described in and secured by a deed of trust filed for record in the Office of the County Clerk of Hidalgo County, Texas;
2. Visible and apparent easements on or across the subject property;
  3. Rights of parties in possession;
  4. Easement, rights-of-way, and prescriptive rights whether of record or not;
  5. All recorded restrictions, reservations covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
  6. Rights of adjoining owners in any walls and fences situated on a common boundary;
  7. Any discrepancies conflicts, or shortages in area or boundary lines;
  8. Any encroachments or overlapping of improvements;
  9. All rights, obligations, and other matters emanating from and existing by reason of the creation establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or their applicable governmental district, agency, or authority;
  10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
  11. The prior reservation or conveyance of all oil, gas and other minerals previously reserved or conveyed by any parties having the right to do so;
  12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Weslaco Gardens Subdivision, as shown on the plat thereof, recorded in Volume 46, Pages 66-68, Map Records of Hidalgo County, Texas; and
  13. Subdivision Restrictions affecting the subject property filed for record under documents numbers 1395253 in the Office of the County Clerk of Hidalgo County, Texas.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assign, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

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.

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

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

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

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

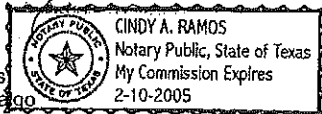
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN (Continued)

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

RCI Development-Palm, Ltd

By: RCI Development, LLC, General Partner

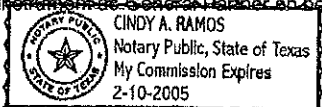
Manager



(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 17 day of November, 2004, by Tim Bearhart, MANAGER of RCI DEVELOPMENT, LLC, a Texas Limited Liability Company, on behalf of said limited liability company, and the limited liability company acknowledged this instrument as General Partner on behalf of RCI Development-Palm, Ltd, a Texas Limited Partnership.



Cindy A. Ramos  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
RCI Development-Palm, Ltd  
2522 Freddy Gonzalez  
Edinburg, Texas 78539

Filed for Record in:  
Hidalgo County, III  
by J. D. Salinas, III  
County Clerk  
On: Dec 03, 2004 at 04:46P  
As a Recording  
Document Number: 1410168  
Total Fees: 18.00  
Receipt Number - 635356  
By: Ineida Leal, Deputy



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14330

### 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: Baldino Mateos

Address: 8314 Dedek  
Donna TX  
78537

Phone: 847-204-9914

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: Valle Rico 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 5-6-05);

(verified by [Signature] (Leonel Najera));

(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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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14332

### 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: GALDINO MATEOS  
Address: 8314 DEDRA  
DUMMA TX 78537  
Phone: 847-204-9914

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

Valle Rico 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

Galdino Mateos  
Requesting Party (Signature)

1/30/2017  
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:

1/31/17  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-14332

Jan. 24, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS  
TEL 968-4724

WESLACO TX 78596  
FAX 447-8612

Prop ID# 690983  
V0810-00-000-0008-00

[ 1 ] OWNER: MATEOS, GALDINO  
MATEOS, IRMA  
P.O. BOX 698  
DONNA, TEXAS 78537

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
VALLE RICO LOT # 8

Telephone No. -

LOCATION: 0 FM 493 & LOTT

[ 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.: \$60,000

[ 5 ] SIZE OF STRUCTURE: 3,408 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

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

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

MUST COMPLY W/ COUNTY SETBACKS 25'  
SIDES 6' REAR 75'

**FOR COUNTY USE ONLY  
APPLICATION FEES**

Johanna Vallejo  
Prepared by

1/24/2017  
Date

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . **\$30.00**

Leonel Najera  
Approved by

1/23/2017  
Date

Light [X]                      Water [X]

Flood Zone: NO 0500B                      Pct: 1  
Panel No. /Suffix: 48

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:      YES      NO      BFE

Galdin A. Mateos  
Signature of Owner or Applicant

1/24/2017  
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.

**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 3, 2015

**Grantor:** ALFREDO ZUNIGA and FRANCISCA MACIAS ZUNIGA, husband and wife

**Grantor's Mailing Address:**

ALFREDO ZUNIGA and FRANCISCA MACIAS ZUNIGA  
2503 Champion  
Donna, TX 78537

**Grantee:** GALDINO A. MATEOS and IRMA MATEOS, husband and wife

**Grantee's Mailing Address:**

GALDINO A. MATEOS and IRMA MATEOS  
10821 W. Yorkhouse Rd.  
Beach Park, Illinois 60087

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All of Lot 8, VALLE RICO SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 47, Page 189 thru 191, 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

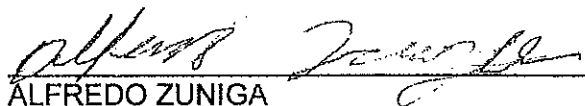
**Exceptions to Conveyance and Warranty:**

- 1) Restrictive covenants dated May 6, 2005, filed May 6, 2005 under Document Number 1468657, Official Records and Volume 47, Pages 189 thru 191, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

- 2) Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1 and easements and restrictions as shown on the map of the above described subdivision.
- 3) Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Valle Rico Subdivision, recorded in Volume 47, Page 189 thru 191, Map Records of Hidalgo County, Texas.
- 4) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between T.H. Boyce, Jr. a/k/a Thomas H. Boyce, Jr. a/k/a Thomas Herber Boyce, Jr., as Lessor, and Vastar Resources, Inc., as Lessee, dated May 20, 1998, filed July 20, 1998 under Document Number 694043, Records of Hidalgo County, Texas.
- 5) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Faith Perry Boyce, a/k/a Faith P. Boyce, a/k/a Faith Ellen Archer Boyce, as Lessor, and Horizon Land Management, Inc., as Lessee, filed November 22, 2006 under Document Number 2006-1690304, Official Records of Hidalgo County, Texas.
- 6) Mineral and/or royalty reservation contained in deed dated July 28, 1959, recorded in Volume 953, Page 130, Deed Records of Hidalgo County, Texas.
- 7) Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument filed August 1, 2006 under Document Number 2006-1645370 and filed December 13, 2006 under Document Number 2006-1698019, Official Records 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.

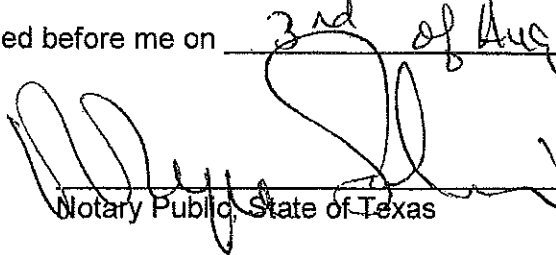
  
ALFREDO ZUNIGA

  
FRANCISCA MACIAS ZUNIGA

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on 3rd of Aug., 2015, by ALFREDO ZUNIGA.

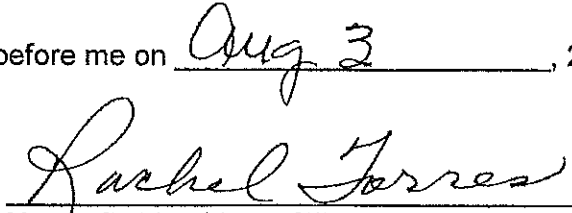
  
\_\_\_\_\_  
Notary Public, State of Texas

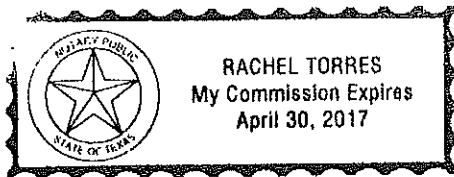


STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on Aug 3, 2015, by FRANCISCA MACIAS ZUNIGA.

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



PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Boulevard, Suite 300  
WESLACO, TX 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089