

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Alamo Days Trade, Inc.	4-16325
2.	Pedro Trevino	4-16358
3.	Rolando Lerma Jr. & Edwina S. Lerma	4-16319
4.	Rosa E. Longoria	4-15802
5.	Eliza Ochoa	4-16145
6.	BUENA TIERRA DEV. INC. SAN MARTIN NO. 2, LOTS 1-38	BLANKET COVER
7.	KATHRYN I. EAST LOS VIENTOS ESTATES NO. 3, LOTS 33-41	BLANKET COVER
COMM. COURT: FEBRUARY 6, 2017		



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: 4-14325

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: Blancodays Trade

Address: 4116 Nighthawk Dr
McAllen TX 78504

Phone: 956-992-9501

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Charles Rantz</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>1 125 117</u>

Water Supplier: O/A

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

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

regarding the land described as:

Lot #5 Falcon Crest Gardens

on 20 17, 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;

(Date approved 10/19/04);

yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(verified by [Signature]);

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;

(verified by Installation Sept 1st Charles Rantz);

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;

(verified by Charles Rantz);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

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Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

Application No: 4-116325

T.J. Arredondo, CFM
Director of Planning

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: Alamo Days Trade, Inc.

Address: 4116 X Rightshade ave.
McAllen Tx 78504

Phone: (956) 460-0286 / 992-9501

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

Lot #5 Falcon Crest Gardens Subd.

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)

24/Jan/17
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:

2/1/17
Date

[Signature]
County Official

Charge San Jacinto Title Service
SJCW/L GF # 1424273

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: OCTOBER 9, 2014

Grantor: CARLOS GUERRA and wife, ADRIANA GUERRA

Grantor's Mailing Address: 3405 WHISKY DRIVE
PHARR, TEXAS 78577
HIDALGO COUNTY

Grantee: ALAMO DAYS TRADE, INC., a Texas corporation dba CAMINO REAL BUILDERS

Grantee's Mailing Address: 4116 NIGHTSHADE AVE
MCALLEN, TEXAS 78504
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of THIRTY-THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$33,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot Five (5), FALCON'S CREST GARDENS SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the amended map or plat thereof recorded in Volume 46, Pages 92-94, 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 Document No. 1399065, Official Records and Volume 46, Pages 92-94, Map Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of the Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 46, Pages 92-94, Map Records of Hidalgo County, Texas.
- f. Right of Way Easement as shown in instrument recorded in Volume 10, Page 13, Deed Records, Hidalgo County, Texas.

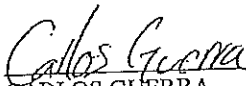
- g. Management Certificate for Falcon's Crest Gardens HOA, Inc., dated April 18, 2007, filed May 2, 2007, recorded under Document No. 1752770, Official Records of Hidalgo County, Texas.
- h. Subject to Covenants, Conditions, Stipulations, Easements and Assessments as contained in Restrictions dated October 29, 2004, recorded under Clerk's File No. 1399065, Official Records, Hidalgo County, Texas.
- i. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 19, 1985, recorded in Volume 2174, Page 932; dated April 11, 1985, recorded in Volume 2175, Page 152; dated September 5, 1985, recorded in Volume 2238, Page 990 and dated September 5, 1985, recorded in Volume 2239, Page 7, all in Official Records, Hidalgo County, Texas
- k. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated March 10, 1958, recorded in Volume 913, Page 60 and Volume 943, Page 82, both in Deed Records, Hidalgo County, Texas; and dated June 26, 2003, recorded under Clerk's File No. 1219725 and dated November 6, 2003, recorded under Clerk's File No. 1263763, Official Records, Hidalgo County, Texas.
- l. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.
- m. Zoning and building ordinances in favor of the City of Edinburg.

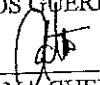
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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


CARLOS GUERRA

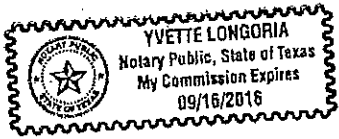

ADRIANA GUERRA

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 10th day of October, 2014, by CARLOS GUERRA.



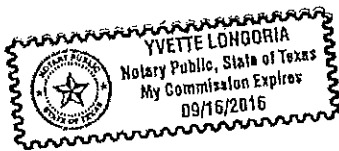
Yvette Longoria

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 10th day of October, 2014, by ADRIANA GUERRA.



Yvette Longoria

NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE F-3
McALLEN, TEXAS 78504
GF#142427370

AFTER RECORDING RETURN TO:

ALAMO DAYS TRADE, INC., a Texas corporation
dba CAMINO REAL BUILDERS
4116 NIGHTSHADE AVE
MCALLEN, TEXAS 78504

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16325
Dec. 29, 2016

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

F1552-00-000-0005-00

[1] OWNER: CAMINO REAL BUILDERS

[7] LEGAL DESC./NAME OF SUBDIVISION
FALCON'S CREST GARDENS LOT#5

4116 NIGHTSHADE
MCALLEN, TX 78504

Telephone No. 992-9501

LOCATION: 0 ALAMO & RICHARDSON

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$185,000

[5] SIZE OF STRUCTURE: 3,519 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:36' SIDES:6'
MINIMUM ELEV.18" ABOVE THE CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

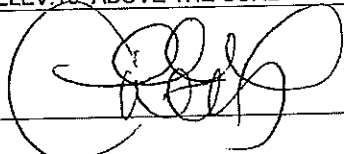
Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 03250 Pct: 4

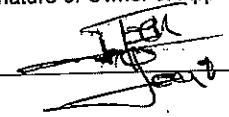
Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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

Prepared by  Date 12/29/16

Approved by Julio Ruiz Date 12/27/16

Signature of Owner or Applicant  Date 12/29/16

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 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: 4-110358

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:

Pedro Treviño

Name: Rolando Tovar

Address: 1818 Salamo Rd
Edinburg Tx
78542

Phone: 956-227-8788

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: <u>Light</u>	<u>51000</u>	<u>51000</u>
Date Approved: <u>1/25/17</u>	<u>1/30/17</u>	<u>1/30/17</u>

Water Supplier: N.A.W.S.

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

Account/ESI No.: 10032789478139216
 Temporary Pole [] Permanent Service

regarding the land described as:

Venetian Ranches 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 10/2/01);

(verified by);

(verified by);

(verified by);

(verified by);

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16358

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: Pedro Trevino

Name: Rolando Tower

Address: 1818 S Alamo Rd

Edinburg TX 78542

Phone: 956-227-8788

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

lot 26 Venetian Ranches / 4511 Curve Rd Edinburg TX 78542

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

11/24/17
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:

2/1/17
Date

[Signature]
County Official

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

General Warranty Deed

Date: July 25, 2013

Grantor: GEORGE B. AGUERO, joined herein proforma by my wife, LUZ ELENA CABELLO

Grantor's Mailing Address: 3612 Lori Morgan Dr.
Edinburg, Texas 78541
Hidalgo County

Grantee: PEDRO TREVINO, a single man

Grantee's Mailing Address: 416 Seminole Ave.
Pharr, Texas 78577
Hidalgo County

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

Property (including any improvements):
Lot 26, VENETIAN RANCHES, Hidalgo County, Texas, according to map thereof recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 18, 2001, under Clerk's File No. 1018059 and amended October 24, 2001, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 24, 2001, under Clerk's File No. 1019286, and second amended filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 20, 2001, under Clerk's File No. 1027253, and third amended filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 25 2002, under Clerk's File No. 1045615, and fourth amended filed for record in the Office of the County Clerk of Hidalgo County Texas, on February 8, 2002, under Clerk's File No. 1050180, and Restrictions as set shown on plat recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Richard A. Garza to Central Power and Light Company, by instrument dated March 27, 2002, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 4, 2002, under Clerk's File No. 1117442.

Right-of-Way Easement granted by Dorothy Beatz Jackson to Kenneth E. Jackson and wife, Patricia West Jackson, by instrument dated May 28, 1997, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 5, 1997 under Clerk's File No. 602793.

Right-of-Way Easement granted by D. L. Osborne, et ux to Tennessee Gas Transmission Company, by instrument dated May 8, 1950, recorded in Volume 690, Page 249, Deed Records of Hidalgo County, Texas.

A ten foot (10') Electrical and Utility Easement along the rear of subject property as shown on plat recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Exclusive Easement to N.A.W.S.C. along the front of said property as shown on plat recorded in Volume 38, Pages 115-116, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements, or claims of easements, which are not of public record.

A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

A twenty percent (20%) of Lot depth Minimum Setback along the rear of said property as shown on plat recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Oil and Gas Lease in favor of Hale Schaleben recorded in Volume 315, Page 857, Volume 315, Page 896, and in Volume 316, Page 177, all in Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated November 28, 1961, from C. J. Seigrist et ux to Charles A. Brandt recorded in Volume 268, Page 566 Oil and Gas Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 804, Page 299, Volume 895, Page 462 and Volume 900, Page 503, all in Deed Records of Hidalgo County, Texas.

All rights, titles and interests in and to all portions of the subject property lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.


Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2013 and all subsequent years.

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

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

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



GEORGE B. AGUERO

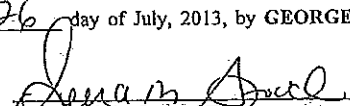


LUZ-ELENA CABELLO

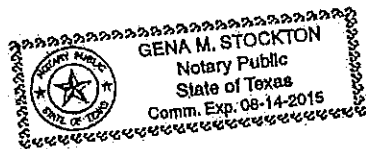
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 26 day of July, 2013, by GEORGE B. AGUERO.



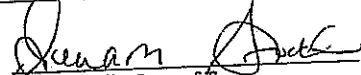
Notary Public, State of Texas

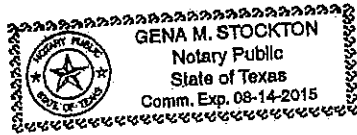


(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 26 day of July, 2013, by LUZ ELENA
CABELLO.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
PEDRO TREVINO
416 Seminole Ave.
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3150375;GS/la



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: 4-16319

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: Rolando Lerma

Address: 2718 Billmore Ave
Edinburg, TX 78539
(Mailing Address)

Phone: 956-289-0629

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

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as: Lot 41, Venetian Ranches, Edinburg (Curry Rd.)

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 10/2/01);

(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
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956-973-7850

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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: 4-16319

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: Rolando Lerma
Address: 2718 Biltmore Ave - (mailing Address)
Edinburg, TX 78539
Phone: 956-289-0629

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

Venetian Ranches lot #41

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)

1/30/2017
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

2/1/17
Date

[Signature]
County Official

EXHIBIT A

Property:

Lot 41, VENETIAN RANCHES, Hidalgo County, Texas, according to map thereof recorded in Volume 38, Pages 115 and 116, Map Records of Hidalgo County, Texas.

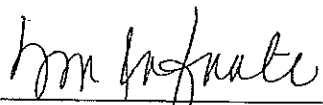
ON BEHALF OF GRANTORS, EXCEPT FOR GRANTORS' SPECIAL WARRANTY OF TITLE STATED ABOVE. GRANTEES ACKNOWLEDGE AND STIPULATE THAT GRANTEES ARE NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTORS, OR ANYONE ACTING ON GRANTORS' BEHALF, BUT IS RELYING ON GRANTEES' OWN EXAMINATION OF THE PROPERTY.

Grantees, by their acceptance of this Special Warranty Deed, assume payment of all standby charges, ad valorem taxes, and assessments for the 2016 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

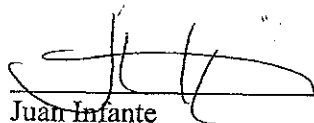
Grantees' address is: 2718 Biltmore Ave., Edinburg, TX 78539.

EXECUTED as of 2/8, 2016.

GRANTORS:



Yrasema Maldonado Infante



Juan Infante

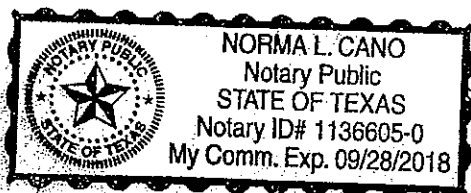
STATE OF TEXAS


§
§
§

COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Yrasema Maldonado Infante and Juan Infante, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of February, 2016.





Notary Public - State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:
4-16319
Dec. 28, 2016

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

V3054-00-000-0041-00

[1] OWNER: LERMA, ROLNADO JR
LERMA, EDWINA S.
2718 BILTMORE
EDINBURG, TX. 78539
Telephone No. 929-6198

[7] LEGAL DESC./NAME OF SUBDIVISION
VENETIAN RANCHES LOT 41

LOCATION: 0 ALAMO & CURVE RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$200,000

[5] SIZE OF STRUCTURE: 4,458 Sq. Ft.

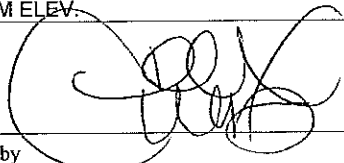
[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Prop. Id. 635465

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:72' SIDES:6'
MINIMUM ELEV.

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____
Date 12/28/16

OTHER _____
TOTAL AMOUNT \$30.00

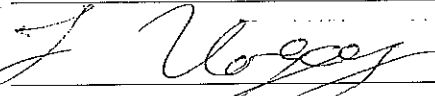
Julio Ruiz
Approved by _____
Date 12/27/16

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 032510 Pct: 4

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____
Date 12-28-16

- 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: 4-15802

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: Rosa E. Longoria

Address: 1426 Pinto Dr.
Alamo Tx.
78516

Phone: (956) 207-1307

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.: #
 Temporary Pole Permanent Service

regarding the land described as:

DAMIAN ACRES PH I. LOT #15

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 05/8/00);

(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

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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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: 4-15802

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: Rosa E. Longoria

Address: 1426 Pinto Dr.

Alamo Tx. 78516

Phone: (956) 207-1307

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

Damian Acres Phase I. Lot #15

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Rosa E. Longoria 7/15/14
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

2/1/17
Date

[Signature]
County Official

Warranty Deed

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

Date: June 23, 2016

Grantor: Fabian Maravilla

Grantors Mailing Address:

2907 N. I Rd.
San Juan TX 78589
Hidalgo County

Grantee: Rosa E. Longoria Mosqueda

Grantees' Mailing Address:

1426 Pinto Drive
Alamo TX 78516
Hidalgo County

Consideration:

THAT THE UNDERSIGNED, **Fabian Maravilla**, hereinafter called "Grantor(s)", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note described on Exhibit A attached hereto, 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 therewith and also described on Exhibit A attached hereto, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY **Rosa E. Longoria Mosqueda**, herein after referred to as the "Grantee" whether one or more, all of Grantor'(s) right, title and interest in and to the real property described as follows:

LOT FIFTEEN (15), DAMIAN ACRES PHASE I, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGES 168-170, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

This conveyance, however, is made and accepted subject to any and all restrictions, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the real property records of HIDALGO County, TEXAS.


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 Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor(s) do hereby bind Grantor(s)' heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed: (1) that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described not and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute; and (2) that the Lender set forth on Exhibit A, attached hereto, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor(s) herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 23rd day of JUNE 2016 but to be effective upon the date this instrument is filed for record in the real property records of HIDALGO County, TEXAS.

GRANTOR(S):

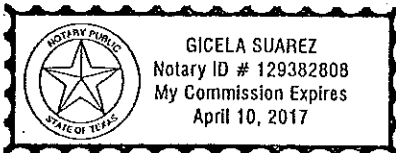

Fabian Maravilla

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned Notary Public, on this day personally appeared **Fabian Maravilla** known to me (or proved to me on the oath of _____, or through Drivers License or _____) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed in the capacity set forth and for the purpose and consideration therein expressed.

Given under my hand and seal of office this 23 day of June, 2014.

[Notarial seal, if any]



Gicela Suarez
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to Grantee, at:

Grantee's address:

1426 Pinto Drive
Alamo TX 78516
Hidalgo County

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15802

Jul. 14, 2016

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

D0687-01-000-0015-00

[1] OWNER: LONGORIA, ROSA E MOSQUEDA

[7] LEGAL DESC./NAME OF SUBDIVISION
DAMIAN ACRES PH 1 LOT 15

1426 PINTO DR
ALAMO, TX. 78516

Telephone No. 207-1307

LOCATION: 0 C. CHAVEZ & ALBERTA

[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.: \$61,000

[5] SIZE OF STRUCTURE: 1,360 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

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

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS ASPER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 7'
REAR 40' / 18" ABOVE CNTR LINE OF ST

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Prepared by [Signature] Date 07-14-16

Light [] Water []

Approved by J. Ruiz Date 07-07-16

Flood Zone: NO Panel No./Suffix: 480334 Pct: 4
Community No.: 0425 C

Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant Rosa E. Longoria Date 7/14/16

- 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: 4-10145

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: Eliza Ochoa of Steven Ochoa

Address: 2502 Lasso Trail

Edinburg, TX 78541

Phone: 361 726 0721

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: <u>light</u>		
Date Approved: <u>1/20/17</u>		<u>1 1</u>

Water Supplier: N/A

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

Account/ESI No.: 308849-001
 Temporary Pole Permanent Service

regarding the land described as:

Sondero Trails Ph I Lot #25

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 2/28/09);

(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

County of Hidalgo

Rev. 06-03-15

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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: 4-16145

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: Eliza Ochoa c/o Steven Ochoa
Address: 2502 Lasso Trail
Edinburg TX 78541
Phone: 361-726-0721

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

El Sendero Trails Pt. 1 Lot #25

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Eliza Ochoa 1-20-2017
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

2/1/17 [Signature]
Date County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OF YOUR DRIVER'S LICENSE NUMBER. CHAPTER 11 SECTION 1.008, TEXAS PROPERTY CODE.

General Warranty Deed

Date: February 17, 2016.

Grantor: ENRIQUE MARTINEZ, JR. and YOLANDA D. MARTINEZ, Trustees of the NORTH LEAN TRUST, a Revocable Trust, under Declaration of Trust effective February 8, 2011, and their Substitutes and Successors, as Trustees, thereunder.

Grantor's Mailing Address: 401 E. Nolana, Pharr, Hidalgo County, TX 78577.

Grantee: ELIZA ELIZABETH OCHOA, a married woman.

Grantee's Mailing Address: P.O. Box 260321, Corpus Christi, Nueces County, TX 78426-0321.

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements): Lot Twenty-five (25), SENDERO TRAILS SUBDIVISION PHASE I, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 50, Pages 42-49, Map Records, Hidalgo County, Texas:

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

1. Restrictive covenants recorded in VOLUME 50, PAGES 42-49, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND DOCUMENT Nos. 1598031, 1748916 AND 1844746, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
2. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instruments dated October 20, 1975, recorded in Volume 1466, Page 407, and Volume 1466, Page 409, Deed Records, and dated May 31, 2001, recorded under Clerk's File Nos. 987642, 987643, 987644 and 987645, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.
3. Oil, Gas, and Mineral Lease dated December 17, 2004, recorded under Clerk's File No. 1591227, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.
4. Easement and Right of Way dated December 30, 1950, recorded in Volume 354, Page 364, Deed Records, Hidalgo County, Texas.

5. Easement and Right of Way dated September 7, 1979, recorded in Volume 1644, Page 384, deed Records, Hidalgo County, Texas.
6. Right of Way Easement dated August 18, 1958, recorded in Volume 922, Page 547, Deed Records, Hidalgo County, Texas.
7. Easement and/or other rights, if any, as set forth in Agreed Final Judgment dated March 1, 1990, recorded in Volume 2879, Page 718, Official Records, Hidalgo County, Texas.
8. Easement and/or other rights, if any, as set forth in Agreed Final Judgment dated March 1, 1990, recorded in Volume 2894, Page 749, Official Records, Hidalgo County, Texas.
9. Rights in favor of PROPERTY OWNERS' ASSOCIATION to secure payment of assessments and other rights, if any, as set forth in instrument dated March 31, 2006, recorded under Clerk's File No. 1598031 and amended under Clerk's File Nos. 1748916 and 1844746, Official Records, Hidalgo County, Texas.
10. Minimum floor elevation; One Hundred Fifty foot (150') minimum setback line along the front; fifty foot (50') minimum setback line along the rear; fifty foot (50') minimum setback line along the sides; fifteen foot (15') utility easements along the North, South and East sides and ten foot (10') utility easement along the West side; as per map or plat recorded in Volume 50, Pages 42-49, Map Records, Hidalgo County, Texas.
11. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
12. Easements or claims of easements, which are not recorded in the public records.
13. Taxes for the year 2016 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. When the context requires, singular nouns and pronouns include the plural.

This document was prepared based on information provided by the parties hereto. No title examination has been requested in connection

with the preparation of this document, nor was any provided. The preparer expresses no opinion on title to this Property.

Grantors:
NORTH LEAN TRUST, a Revocable Trust

NORTH LEAN TRUST, a Revocable Trust

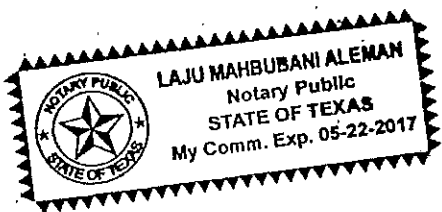
BY: [Signature]
ENRIQUE MARTINEZ, JR., Trustee

BY: [Signature]
YOLANDA D. MARTINEZ, Trustee

STATE OF TEXAS ★

COUNTY OF HIDALGO ★

This instrument was acknowledged before me on this 15th day of February, 2016, by ENRIQUE MARTINEZ, JR., in his capacity as Trustee of the NORTH LEAN TRUST, a Revocable Trust.



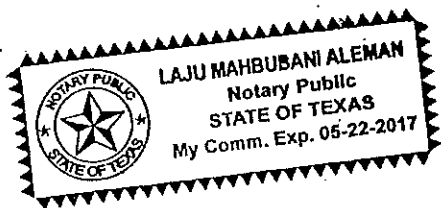
[Signature]

Notary Public for the State of Texas

STATE OF TEXAS ★

COUNTY OF HIDALGO ★

This instrument was acknowledged before me on this 15th day of February, 2016, by YOLANDA D. MARTINEZ, in her capacity as Trustee of the NORTH LEAN TRUST, a Revocable Trust.



[Signature]

Notary Public for the State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16145

Oct. 26, 2016

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

S2462-01-000-0025-00

[1] OWNER: OCHOA, ELIZA

PO BOX 260321
CORPUS CHRISTI, TX 78426

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
SENDERO TRAILS LOT#25

361-726-0721

LOCATION: 0 281 & 490

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$150,000

[5] SIZE OF STRUCTURE: 6,300 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RES.HOME.A

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 150' SIDE 50'
REAR 50'. ELEVATION AS PER FEMA

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [] Water []

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

Community No.: 0225 B

Certification of Elevation
Required: YES NO BFE

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

Prepared by

[Signature]

10/26/16
Date

Approved by

[Signature]

10/26/16
Date

Signature of Owner or Applicant

[Signature]

10-26-2016
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

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

OSSF

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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:

Buena Tierra Dev., Inc.

Name: Tillman Welch, President

Address: 3714 S. Expressway 281
Edinburg, TX 78539

Phone: 386-0704

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

Water Supplier: NAWSC

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

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

regarding the land described as:

San Martin No. 2 1075 1-30

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 12-13-10;

(verified by Flor Castillo

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Castillo;

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

OSSF

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956-205-7049

Precinct 1 2 3 4

MA

T.J. Arredondo, CFM
Director of Planning

Application No: _____

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:

Buena Tierra Development, Inc

Name: Tillmin Welch, President

Address: 3714 S. Expressway 281

Edinburg, TX 78539

Phone: (956) 386-0726

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): San Martin Subdivision No. 2 A 25.00 acre tract of land being the West 25.00 acres of Block 32, Hill-Halbert Subdivision, Hidalgo County, TX lots 1-38

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Buena Tierra Development, Inc
Tillmin Welch, President

[Signature]

Requesting Party (Signature)

9-30-14

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of subd. 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:

1-31-17
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
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956-205-7049

OSSF

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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: _____	_____ / _____ / _____	_____ / _____ / _____

Name: Mathryn I. East

Address: 2119 W. University Dr.
Edinburg, TX 78539

Water Supplier: NAWSC

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

Phone: 287-6680

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

regarding the land described as: Los Ventos Estates No. 3 1075 33-41

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 12-13-10);
 (verified by FLO CASTILLO);
 (verified by [Signature]);
 (verified by [Signature]);
 (verified by FLO CASTILLO);

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

OSSF

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: NA

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: Kathryn I East

Address: 2112 W. University Drive

Edinburg, Texas 78539

Phone: (956) 287-6480

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Los Vientos Estates No.3: A 5.07 acre tract of land out of Share "C" of the resubdivision of Share 5, LAs Mestenas Grant, Hidalgo County, Texas.

lots 33-41

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Kathryn I East
Requesting Party (Signature)

12/13/16
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. 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:

1-31-17
Date

Don Castello
County Official

