

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ALEJANDRO CANALES	1-14510
2.	SAMUEL SANCHEZ	1-9033
3.	TRINIDAD GARZA	1-14520
4.	RENEE MEJIA	1-12452
5.	JOSE A. MARTINEZ	1-12100
6.	DELIA LEAL	1-14372
	COMM. COURT: MARCH 21, 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: 1-14570

### 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: Alc Zambra Com. 105

Address: 15 N. 1st Rd

Panama, TX.

Lot 5

Phone: 956-309-39-70

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

Water Supplier: North Alamo

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

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

regarding the land described as:

All of lot 5, of 10.75 ac tract of land out of  
Blk # 117, Lott and Improvement # 4 pps lot # 5

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

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

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

(Date approved 7-18-11);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct (1) 2 3 4

Application No: 1-14510

### 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: Ms Sandra Canales

Address: 15 River Rd

Dumas, TX. Lot 5

Phone: 956-309-39-70

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

all of lot 5, of 10.75 ac

Tract of land out of Blk

117, Gott and Improvement

KYRIOS LOT #5

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

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

Ms Sandra Canales 3-12-17  
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:

3/15/17  
Date

Johanna Viller  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO: 1-14510 Mar. 13, 2017

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

K8650-00-000-0005-00

[ 1 ] OWNER: CANALES, ALEJANDRO CANALES, CLAUDIA 111 BOBBY DR. DONNA TX 78537

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION KYRIOS LOT 5

Telephone No.

LOCATION: 0 S. RIVER RD & WALKER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$57,000

[ 5 ] SIZE OF STRUCTURE: 2,016 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[ 6 ] USE OF BUILDING: REST. ZONE B-44

Special Conditions: No construction allowed over any easements.

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIOS SETBACKS FRONT:40' REAR:15' SIDE:6' NORTHSIDE:15' MIN. ELV. ABOVE TOP OF C.L OF S.T 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: Pct: 0

Community No.:

Certification of Elevation Required: YES NO BFE

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

Johanna Vallejo 3/13/2017 Prepared by Date

Leonel Najera 2/27/17 Approved by Date

Signature of Owner or Applicant 3/13/17 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.

**WARRANTY DEED**

**DATE: JUNE 23, 2012**

**GRANTOR: MAXIMO RODRIGUEZ**

**GRANTOR'S MAILING ADDRESS (INCLUDING COUNTY):**

**1212 BOBBY DRIVE DONNA, TEXAS.78537  
HIDALGO, COUNTY, TEXAS PHONE 956-562-0784**

**GRANTEE: CLAUDIA R CANALES & ALEJANDRO CANALES (H&W)**

**GRANTEE'S MAILING ADDRESS (INCLUDING COUNTY):**

**1111 BOBBY DR.  
DONNA, TEXAS 78537  
HIDALGO, COUNTY, TEXAS PHONE 956-650-7260**

**CONSIDERATION: TEN AND /100 AND OTHER GOODS AND VALUABLE  
CONSIERATION.**

**PROPERTY (INCLUDING ANY IMPROVEMENTS):**

**ALL OF LOT 5, OF 10.75 ACRE TRACT OF LAND OUT OF BLOCK 117, LOTT AND  
IMPEOVMENT COMPANY'S SUBDIVISION, ACCORDING TO THE MAP, THE  
RECORDED IN VOL 0, PAGE 57, MAP RECORDS OF THE COUNTY OF HIDALGO  
COUNTY, TEXAS**

**NOTICE OF CONFIDENTIALITY RIGHTS IF YOU ARE A NATURAL PERSON, YOU  
MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION  
FROMTHIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC  
RECORDS: YOUR SOCIAL SCURITY NUMBER OR YOUR DRIVER'S LICENSE  
NUMBER.**

**RESERVATIONS FROM THE EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

- 1: SUBJECT TO ALL MINERAL RESERVATIONS, IF ANY, OF RECORD;**
- 2: SUBJECT TO OIL AND GAS LEASES, IF ANY, OF RECORD;**
- 3: SUBJECT TO EASEMENTS AND BUILDING RESTRICTIONS AND  
CONDITIONS, IF ANY, OF RECORD.**

**4: SUBJECT TO ALL EASEMENTS, RULES, REGULATIONS AND RIGHTS IN  
FAVOR OF WATER IMPOVEMENT DISTRICT IF ANY, OF RECORD.**

**5: SUBJECT TO ALL VISIBLE EASEMENTS, IF ANY.**

**SAVE AND EXCEPT: SELLER RESERVES ALL OIL GAS AND OTHER MINERALS  
IN, UNDER AND THAT THEY MAY BE ED PRODUCED FROM SAID PROPERTY  
AND NOT HERETOFORE RESERVED OR CONVEYED BY PREVIOUS GRANTORS**

EASEMENTS, RIGHTS OF WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT; ALL PRESENTLY RECORDED INSTRUMENTS, OTHER THAN LIENS AND CONVEYANCES, THAT AFFECT THE PROPERTY


GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO THE RESERVATION FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, GRANTS, SELLS, AND CONVEYS TO GRANTEE THE PROPERTY, TOGETHER TO ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANY WISE BELONGING, TO HAVE AND HOLDING TO GRANTEE, GRANTEE HEIRS, EXECUTORS, ADMINISTRATORS SUCCESSORS, OR ASSIGNS FOREVER. GRANTOR BINDS GRANTOR AND GRANTORS HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE PROPERTY TO GRANTEE AND GRANTEE'S HEIRS, EXECUTOR, 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 THE EXCEPTIONS TO CONVEYANCE THE WARRANTY. WHEN THE CONTEXT REQUIRES, SINGULAR NOUNS AND PRONOUNS INCLUDE THE PLURAL.

BLANCA E RODRIGUEZ  
MY NAME IS NOT ON THIS WARRANTY DEED BUT MAXIMO RODRIGUEZ HAS MY CONSENT TO SELL THIS Property (including any improvements):

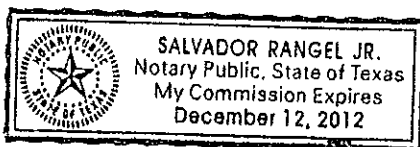
  
\_\_\_\_\_  
MAXIMO RODRIGUEZ

  
\_\_\_\_\_  
BLANCA E RODRIGUEZ

SUBSCRIBED TO BEFORE ME THIS 23 DAY OF JUNE OF THE YEAR 2012, A  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS OF HIDALGO COUNTY.

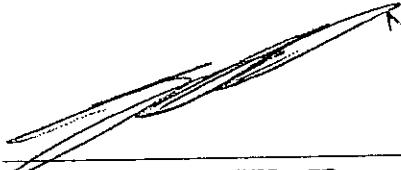
  
\_\_\_\_\_  
SALVADOR RANGEL JR  
Notary Public – State of Texas

My commission expires 12-12-2012

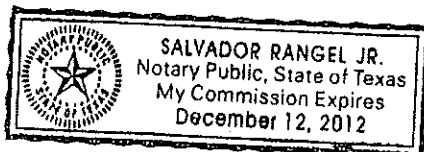


STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, SALVADOR RANGEL JR A NOTARY PUBLIC ON THIS DAY  
PERSONALLY APPEARED: **MAXIMO RODRIGUEZ AND BLANCA E RODRIGUEZ**  
**(H&W)** KNOWN TO ME (OR PROVED TO ME ON THE OATH OF THERE DRIVER  
LICENSE. THROUGH DESCRIPTION OF IDENTITY CARD OR OTHERDOCUMENT)  
TO BE THE WHOSE NAME IS SUBSCRIBED TO THE FOREGOINGINSTRUMENT  
AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME PURPOSES  
AND CONSIDERERATION THEREIN EXPRESSESD.GIVEN UNDER HAND AND SEAL  
OF OFFICE THIS 23 DAY OF JUNE, 2012

  
SALVADOR RANGEL JR  
Notary Public - State Of Texas

My Commission Expires 12-12-2012







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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-9033

### 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: Samuel Sanchez

Address: 2718 Carnation Circle  
Donna, TX  
78531

Phone: 956 375 6238

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

Water Supplier: City of Donna

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

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

regarding the land described as:

LA Donna Gardens lot #14

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

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

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

(Date approved 9/19/06);  
 (verified by Gilbert Beavin);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-9033

### 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: Samuel Sanchez

Address: 2718 Carnation Circle  
Donna TX 78537

Phone: 956 375 6238

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

La Donna Gardens lot # 14

#### 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)

3/9/17  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3/9/17  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-9033

Jun. 4, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

L0810-00-000-0014-00

[ 1 ] OWNER: SANCHEZ, SAMUEL

1906 S, RIVER RD,  
DONNA TX. 78537

Telephone No.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA DONNA GARDENS LOT 14

LOCATION: 0 LOTT RD & MILE 11

[ 2 ] CONTRACTOR: LONE STAR

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$13,000

[ 5 ] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE B-20

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDES:6'  
MIN. ELEV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [ ] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 05-003 Pct: 1

Community No.: 440334

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] Date 6/4/12

Approved by ARON HERNANDEZ Date 5/23/12

Signature of Owner or Applicant [Signature] Date 6/4/12

[ 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

Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfers an interest in real property before it is filed for record in the public records: your social security or your driver's license number.

Date: November 06, 2014

Grantor: Bono Vita Ltd.

Grantor's Mailing Address:

1210 E Tyler  
Harlingen, Texas 78550  
Cameron County

Grantee: Samuel Sanchez

Grantee's Mailing Address (including county):

302 A. Silver Ave  
Donna, Texas 78537  
Hidalgo County

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 Twenty Two Thousand Four Hundred and 00/100 Dollars (\$22,400.00), 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 David Crook, Trustee.

Property (including any improvements):

Lot 14, La Donna Gardens Subdivision as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas under Volume 51, Pages 117-119 Map Records.

Reservations from and Exceptions to Conveyance and Warranty:

1. All lots must be used for single-family residential purposes only;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, 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 an 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 other 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 including but not limited to roll back taxes;
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 the subdivision in which the property is located filed for record in the Office of the County Clerk of Hidalgo County;
13. Grantor reserves an easement to enter into the property for the purpose of enforcing the provisions of the Deed of Trust with regard to the installation of on-site sewer facility or sanitary service connections or additional water connection not presently on the property. For purposes of determining Grantor's rights to exercise this easement, a written determination by any official, agency or department of the United States, the State of Texas or any political subdivision or special district thereof that the property is not in compliance with any law, ordinance or regulation shall be deemed to be conclusive of the fact, and shall entitle Grantor to enter the property under this easement.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, 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.

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 to 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.

Notwithstanding anything contained herein to the contrary, GRANTEE ACKNOWLEDGES AND AGREES THAT THE GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FORM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH THE GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WHETHER THE PROPERTY OR ITS USE IS COVERED OR RESTRICTED AS WETLANDS OR SUBJECT TO THE FEDERAL ENDANGERED SPECIES ACT OF 1973, AS AMENDED, THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS

AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. THE GRANTEE OF THE PROPERTY WILL ACKNOWLEDGE AND AGREE THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, SUCH GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. THE GRANTEE MUST FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY IS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATIONS OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR WILL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, THE GRANTEE MUST ACKNOWLEDGE AND AGREE THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY WILL BE MADE ON ANS "AS IS, WHERE IS" CONDITION AND BASIS WITH ALL FAULTS.

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

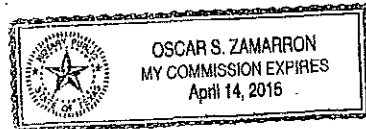
Bono Vita Ltd.

By: SRC Management, Inc., General Partner

By: Scot Campbell  
Scot Campbell, President

Accepted: Samuel Sanchez  
Samuel Sanchez

(Acknowledgment)



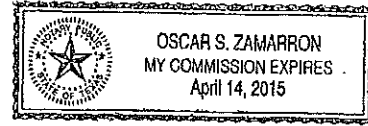
State of Texas

County of CAMERA

This instrument was acknowledged before me on 17th day of November, 2014 by Samuel Sanchez.

Oscar S. Zamarron  
Notary Public, State of Texas

(Acknowledgment)



State of Texas

County of CAMERON

This instrument was acknowledged before me on 17<sup>th</sup> day of November, 20 14 by  
Scot Campbell, President of SRC Management, Inc., General Partner of Bono Vita Ltd.

Oscar S. Zamarron  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Bono Vita Ltd.  
1210 E Tyler  
Harlingen, Texas 78550



# 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-14520

### 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: Trinidad Garza

Address: 13316 Wore SA  
Edinburg TX

Phone: 381-9778  
340-6705

regarding the land described as:

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

Water Supplier: NAUSE

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

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

La Blanca Terrace Lot #1

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

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

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

(Date approved 12-18-98);

(verified by Gilbert Pique);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-14520

### 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: Trinidad Garza

Address: 13316 wane st  
Edinburg, TX

Phone: 381-9778  
340-0705

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

La Blanca Terrace lot #1

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

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

T. Garza  
Requesting Party (Signature)

3-14-17  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3/14/17  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-14520

Mar. 14, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

L0555-00-000-0001-00

[ 1 ] OWNER: GARZA, TRINIDAD, Jr.  
13315 WANE ST

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA BLANCA TERRACE LOT 1

LA BLANCA TX 78558

Telephone No. 874-5331

LOCATION: 0 493 X 107

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

29-RESIDENTIAL MOVE-IN/RELO.BUILD

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

[ 5 ] SIZE OF STRUCTURE: 192 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

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

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

MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 25 SIDE 6' CORNER SIDE 15' REAR 42' FINISH  
FLOOR ELEV. 18" ABOVE TOP OF CURB

### FOR COUNTY USE ONLY APPLICATION FEES

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


Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0350C Pct: 1

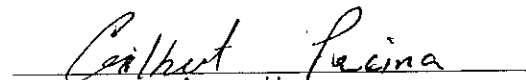
Community No.: 480334

Certification of Elevation  
Required:  YES  NO  BFE

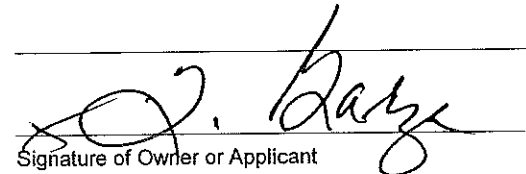
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures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

  
Prepared by

3/14/17  
Date

  
Approved by

3/14/17  
Date

  
Signature of Owner or Applicant

3-14-17  
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.

WARRANTY DEED

DATE: JULY 23, 2003

GRANTOR: KYLE BENNETT, INDIVIDUALLY AND AS TRUSTEE FOR THE  
KYLE BENNETT LIVING TRUST

GRANTOR'S MAILING ADDRESS: P.O. BOX 365, La Blanca, Hidalgo  
County, Texas 78538

GRANTEE: TRINIDAD GARZA JR.

GRANTEE'S MAILING ADDRESS 1331<sup>6</sup> WANE ST., LA BLANCA TEXAS  
78558, HIDALGO COUNTY


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

PROPERTY: All of Lot 1, LA BLANCA TERRACE SUBDIVISION,  
Hidalgo County Texas according to the map or plat thereof  
recorded in Volume 33 Page 196, Map Records of Hidalgo County,  
Texas.

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, administrators, successors, or assigns  
forever. Grantor hereby binds Grantor and Grantor's heirs,  
executors, administrators, and successors to warrant and  
forever defend all and singular the property to Grantee and  
Grantee's heirs, executors, administrators, successors, and  
assigns, against every person whomsoever lawfully claiming or

to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

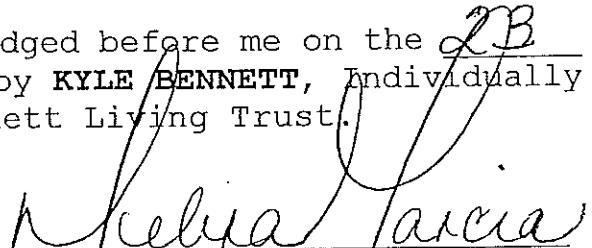


KYLE BENNETT, Individually  
and as Trustee for the  
Kyle Bennett Living Trust

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the 23  
day of July, 2003, by KYLE BENNETT, Individually  
and as Trustee for the Kyle Bennett Living Trust.



NOTARY PUBLIC, STATE OF  
TEXAS, COUNTY OF HIDALGO  
COMMISSION EXPIRES: 10-30-2003  
PRINT NAME: Debra Garcia

Filed for Record in:  
Hidalgo County, III  
by J. D. Salinas,  
County Clerk  
On: Jul 25, 2003 at 10:01A  
As a Recording  
Document Number: 1224719  
Total Fees : 16.00  
Receipt Number - 515590  
By:  
Michael Barrera, Deputy



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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956-973-7850

Precinct No.3 Substation  
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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: 1-12452

### 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: Renee Mejia

Address: 1005 Twilight  
Circle

Phone: (956) 441-6415

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

Water Supplier: M.A.W.S

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

Account/ESI No.: 10032789447547314  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

SUNSET VALLEY #2 LOT 61

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 8-9-13);

(verified by Johanna Valler;  
(Johanna Valler))

(verified by Johanna Valler)

(verified by Johanna Valler)

(verified by Johanna Valler)

Johanna Valler  
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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Edinburg, Texas 78542  
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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-18452

### 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: Renee Mejia

Address: 1005 twilight

circle Donna 78537

Phone: (956) 441-6415

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

Sunset Valley #2 lot # 61

#### 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)

3-8-17  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3/15/17  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-12452

Jun. 5, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

S7658-02-000-0061-00

[ 1 ] OWNER: MEJIA, RENEE

1901 MOODIE ST  
DONNA, TEXAS 78537

Telephone No. 261-8982

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SUNSET VALLEY #2 LOT #61

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

[ 10 ] EST. COST OF CONST.: \$1,444

[ 5 ] SIZE OF STRUCTURE: 35,000 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-25

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

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FROTN:25' SIDES:6' REAR:15'  
MIN. ELV. ABOVE TOP OF CENETELINE OF ST. 18"

FOR COUNTY USE ONLY  
APPLICATION FEES

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

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 04500 Pct: 1

Community No.: 480834

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.

Leonel Najera 6/5/15  
Prepared by Date

Leonel Najera 6/4/2015  
Approved by Date

A. Puelmi 6-5-15  
Signature of Owner or Applicant 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.

# SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 26, 2015

Grantor: Sandoval Development, L.P., a Texas Limited Partnership

Grantor's Mailing Address:

605 N. Main Street, Suite C  
Donna, Texas 78537  
Hidalgo County, Texas

Grantee: Renee Mejia

Grantee's Mailing Address (including county):

1901 Moodie Street  
Donna, Texas 78537  
Hidalgo County, Texas

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 Thirty Thousand Dollars and No Cents (\$30,000.00), 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 Robert Geissler, Trustee.

Property (including any improvements):

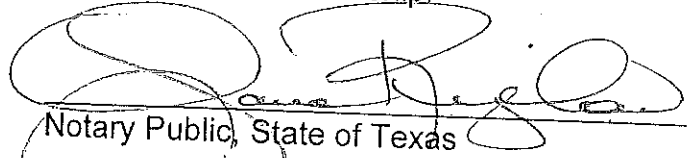
Lot(s) 61, Sunset Valley Subdivision, Phase 2, as shown by the map or plat thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's File Number 2438290

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated May 7, 2012, payable to the order of First National Bank 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 under Clerk's Document Number 2312955. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, 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 an 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 other 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;

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 26<sup>th</sup> day of February, 2015, by Jose T. Sandoval, Member of Sandoval Operations, L.C., a Texas limited liability company in its capacity as General Partner of Sandoval Development, L.P., a Texas Limited Partnership.

  
Notary Public, State of Texas

AFTER RECORDING RETURN  
TO:  
Sandoval Development, L.P.  
605 N. Main Street, Suite C  
Donna, Texas 78537

Software by ReMerge-It.com  
(956) 630-9401  
[www.ReMerge-It.com](http://www.ReMerge-It.com)





# PLANNING DEPARTMENT

Rev. 06-03-15

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-12100

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose Antonio Martinez

Address: 2730 CARNATION CIRCLE  
DONNA, TEXAS  
78537

Phone: (956) 274-9064

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

Water Supplier: City of Donna

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

Account/ESI No.: 100 327 894 903 341 99  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

LA DONNA GARDEN'S LOT 11

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

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

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

(Date approved 9-26-06);

(verified by Johanna Vallejo  
(Johanna Vallejo);

(verified by Johanna Vallejo;

(verified by Johanna Vallejo;

(verified by Johanna Vallejo;

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 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 D 2 3 4

Application No: 1-12100

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

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

#### PARTY MAKING REQUEST:

Name: Jose A. Martinez

Address: 2730 Carnation Circle  
Donna, TX 78537

Phone: (956) 274-9064

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

LADONNA GARDENS LOT 11

#### 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)

3/2/17  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

3/15/17  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-12100

Mar. 6, 2015

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

L0810-00-000-0011-00

[ 1 ] OWNER: MARTINEZ, JOSE A.

2126 RUBY ST.  
DONNA TX 78537

Telephone No. 274-9064

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA DONNA GARDENS LOT 11

LOCATION: 0 SOUTH RIVER RD & HUTCH.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

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

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

[ 5 ] SIZE OF STRUCTURE: 1,120 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE B-01

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

MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDES:6'  
MIN. ELEV. ABOVE TOP CURB 18"

### FOR COUNTY USE ONLY APPLICATION FEES

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

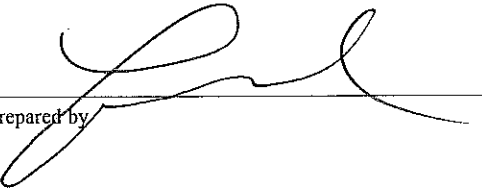
Light [X] Water [X]

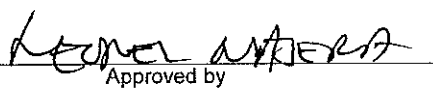
Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 1

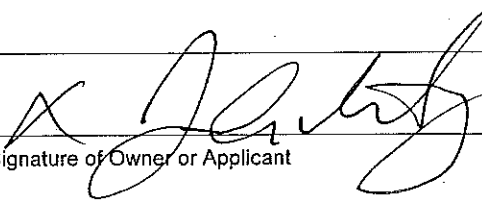
Community No.: 480334

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.

Prepared by  Date 3/6/15

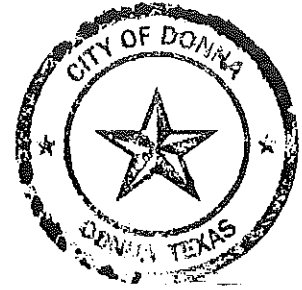
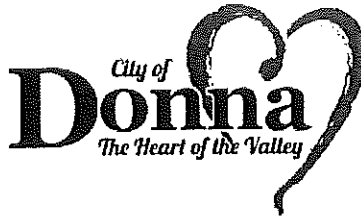
Approved by  Date 3/5/15

Signature of Owner or Applicant  Date 3/5/15

### [ 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.



## CERTIFICATE OF COMPLIANCE

**NAME OF THE PROPERTY OWNER:** Jose A. Martinez

**LEGAL DESCRIPTION OF PROPERTY:** La Donna Gardens Subdivision, Lot 11

**LOCATION OF PROPERTY:** 2730 Carnation Cir., Donna, TX 78537

**DATE:** March 1, 2017

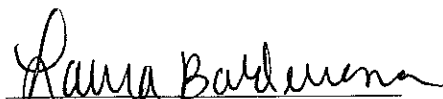
The property described above or in the attached legal description is in compliance with City of Donna's Subdivision Regulations. Utility services may be extended to the property by the public utilities holding a certificate of conveyance and necessity in such area. This certificate applies to the issuance of permits for the construction of a residential and non-residential building.

Compliance with the City of Donna's Subdivision Regulations is based on:

- Sewer Service to be provided by the City of Donna.
- Water Service to be provided by the City of Donna.
- The property was subdivided after it being in the City's extraterritorial jurisdiction or corporate limits.
- Where the last recorded conveyance of such lot or tract by metes and bounds was prior to October 15, 1973.
- Where a building was in existence on said lot prior to October 15, 1973.
- Where such subdivision, whether by recorded plat or by actual occupancy and use, was in existence prior to October 15, 1973.
- Where such division of land is used for agricultural purposes in parcels or tracts of more than 5 acres & not involving any new street, alley, or easement of access.
- A Family partition in accordance with Ordinance No. 729.
- Building in compliance with the city's subdivision regulations.
- Previous Deed Before 1995 as per Tommy Ureste, Hidalgo County Planning Dept.

PROPERTY IS SUBJECT TO STATE AND COUNTY REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, POTABLE WATER SUPPLY, ETC.

COMMENTS: Any future division of the property for any purpose will be subject to compliance with the City's review and Subdivision Ordinance requirements and subject to County Planning Department Certificate of approval.

  
Laura Balderrama, Planner II

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**Note of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument that transfers an interest in real property before it is filed for record in the public records: your social security or your drivers license number.**

Date: February 15, 2013

Grantor: Laguna Encantada, L.P.

Grantor's Mailing Address:

1210 E Tyler  
Harlingen, Texas 78550  
Cameron County, Texas

Grantee: Jose A Martinez and Vanessa Jimenez

Grantee's Mailing Address (including county):

2126 Ruby Street  
Donna, Texas 78537  
Hidalgo County, Texas

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 Eighteen Thousand Three Hundred Sixty Five and 00/100 Dollars (\$18,365.00), 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 David Crook, Trustee.

Property (including any improvements):

Lot 11, La Donna Gardens Subdivision, as shown on the map or plat thereof, filed for record in the Office of the Hidalgo County, Texas, under Volume 51, Page 117-119, Map Records, Hidalgo County, Texas .

Reservations from and Exceptions to Conveyance and Warranty:

1. **All lots must be used for single-family residential purposes only.**
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, 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 an 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 other 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 the subdivision in which the property is located filed for record in the Office of the County Clerk of Hidalgo County.
13. Grantor reserves an easement to enter into the property for the purpose of enforcing the provisions fo the Deed of Trust with regard to the installation of on-site sewer facility or sanitary service connections or additional water connection not presently on the property. For purposes of determining Grantor's rights to exercise this easement, a written determination by any official, agency or department of the United States, the State of Texas or any political subdivision or special district thereof that the property is not in compliance with any law, ordinance or regulation shall be deemed to be conclusive of the fact, and shall entitle Grantor to enter the property under this easement.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, 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.

**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 to 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.

Notwithstanding anything contained herein to the contrary, GRANTEE ACKNOWLEDGES AND AGREES THAT THE GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FORM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH THE GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WHETHER THE PROPERTY OR ITS USE IS COVERED OR RESTRICTED AS WETLANDS OR SUBJECT TO THE FEDERAL ENDANGERED SPECIES ACT OF 1973, AS AMENDED, THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER. THE GRANTEE OF THE PROPERTY WILL ACKNOWLEDGE AND AGREE THAT HAVING BEEN GIVEN THE OPPORTUNITY TO

INSPECT THE PROPERTY, SUCH GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. THE GRANTEE MUST FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY IS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATIONS OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR WILL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, THE GRANTEE MUST ACKNOWLEDGE AND AGREE THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY WILL BE MADE ON ANS "AS IS, WHERE IS" CONDITION AND BASIS WITH ALL FAULTS.

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

Laguna Encantada, L.P.

\_\_\_\_\_  
Michael Gorges, Managing Partner

Accepted:

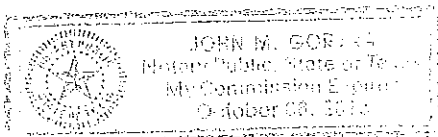
\_\_\_\_\_  
Jose A Martinez

\_\_\_\_\_  
Vanessa Jimenez

(Acknowledgment)

State of Texas  
County of Cameron

This instrument was acknowledged before me on the 15 day Of February 2013, by Jose A Martinez.

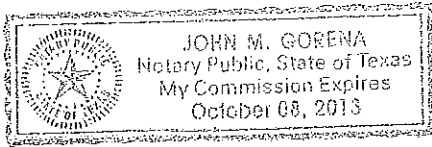


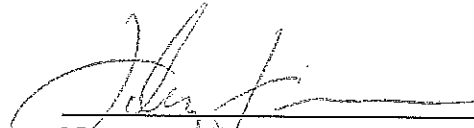
\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Cameron

This instrument was acknowledged before me on the 15 day of February 2013, by Vanessa Jimenez .



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

(Acknowledgment)

State of Texas  
County of Cameron

This instrument was acknowledged before me on the \_\_\_ day of February 2013, by Michael Gorges, Managing Partner of Laguna Encantada, L.P. .

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

AFTER RECORDING RETURN TO:

Laguna Encantada, L.P.  
1210 E Tyler  
Harlingen, Texas 78550



# 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: 1-14372

### 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: Delia Leal

Address: 2611 Diana St  
Donna, TX  
78537

Phone: (956) 998-2354

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

Water Supplier: North Alamo Water

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

Account/ESI No.: Na  
 Temporary Pole  Permanent Service

regarding the land described as: Texas Valley Est #5 Lot #20

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 2-18-98);

(verified by Johanna Vallejo;  
Johanna Vallejo)

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

(verified by Johanna Vallejo);

Johanna Vallejo  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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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: 1-14370

### 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: Delia Leal

Address: 2611 Diana St

Donna, TX 78537

Phone: (956) 998-2354

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

Texas Valley Est #5 Lot #20

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

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

Delia Leal  
Requesting Party (Signature)

3/9/2017  
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:

3/15/17  
Date

Johanna Valle  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-14372

Feb. 7, 2017

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

T2662-05-000-0020-00

[ 1 ] OWNER: LEAL, DELIA  
LEAL, ELENO  
2611 DIANA ST  
DONNA TX 78537-2411  
Telephone No. 998-2356

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
TEXAS VALLEY ESTATES #5 LOT 20

LOCATION: 0 FM 88 & MILE 10

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: META

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

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

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

[11] SPECIAL FLOOD HAZARD AREA: YES  
NO

[ 6 ] USE OF BUILDING: MOBILE HOME ZONE X-44

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ COUNTY SETBACKS FRONT 25'  
SIDES 6' REAR 45'

FOR COUNTY USE ONLY  
APPLICATION FEES

Johanna Vallejo 2/7/2017  
Prepared by Date

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

Leoni Payan 2/7/17  
Approved by Date

Light [X] Water [X]

Flood Zone: NO 0650C Pct: 1  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 450034

Certification of Elevation  
Required: YES  NO  BFE

Delia Leal 2/7/2017  
Signature of Owner or Applicant 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.

CHARGE TO: VLTG  
GF# 134490

**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.**

**Wraparound Warranty Deed with Vendor's Lien**

**Date:** June 12, 2013

**Grantor:** YOLANDA GUERRERO, joined herein pro-forma by my husband, JUAN ADRIAN GUERRERO

**Grantor's Mailing Address:**

YOLANDA GUERRERO  
P. O. Box 1596  
Donna, TX 78537

**Grantee:** ELENO LEAL and DELIA LEAL, husband and wife

**Grantee's Mailing Address:**

ELENO LEAL and DELIA LEAL  
2611 Diana St.  
Donna, TX 78537

**Consideration:**

Cash and a wraparound note ("Wraparound Lien Debt") of even date in the principal amount of TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00) executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to TERRY D. KEY, trustee (collectively, the "Wraparound Lien").

**Property (including any improvements):**

All of Lot 20, TEXAS VALLEY ESTATES, UNIT #5, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 33, Page 43-B, 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:**

To the extent they validly exist:

1. Vendor's lien and superior title retained in deed dated July 14, 2006, executed by Hager Properties, Ltd. to Yolanda Guerrero, recorded in Instrument No. 2006-1650405 of the real property records of Hidalgo County, Texas, securing the payment of a note of even date in the principal amount of \$15,000.00, additionally secured by a deed of trust of even date to Terry D. Key, trustee, recorded under Document No. 2006-1650406, and Correction filed February 14, 2007, under Document No. 2007-1722237 of the real property records of Hidalgo County, Texas.
2. Restrictive covenants of record, dated July 30, 1997, filed March 6, 1998 under Document number 659917, Official Records and Volume 33, Page 43-B, 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.
3. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County, Texas.
4. Mineral and/or royalty reservations as set forth in Deed dated February 22, 1952, recorded in Volume 744, Page 71, Deed Records and dated December 23, 1996, filed January 2, 1997 under Document Number 570879 and dated April 21, 1996, filed September 3, 1996 under Document Number 547821, both in the Official Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by George A. Svolos and others to Thomas M. Allen, dated March 13, 1983, recorded in Volume 1857, Page 389, Official Records of Hidalgo County, Texas.
6. Declaration of Unit as set forth in instrument dated July 23, 1985, recorded in Volume 2174, Page 428, Official Records of Hidalgo County, Texas.
7. Non-Drilling Agreement, dated August 23, 1996, filed September 3, 1996 under Document Number 547826, 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.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED

WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

This conveyance is made subject to the prior lien ("Underlying Lien") of a deed of trust recorded in Instrument No. 2006-1650406 and Correction filed February 14, 2007, under Document No. 2007-1722237, of the real property records of Hidalgo County, Texas, to Terry D. Key, trustee, which secures payment of a promissory note ("Underlying Lien Debt") in the principal amount of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00). Grantee in this deed does not assume payment of that Underlying Lien Debt. As further consideration Grantor promises to keep and perform all the covenants and obligations of the grantor named in the Underlying Lien deed of trust and to indemnify, defend, and hold Grantee harmless against any damages caused by Grantor's breach of its obligations under the Underlying Lien Debt and related documents, as long as Grantee is not in default on the Wraparound Lien Debt and documents relating to it.

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

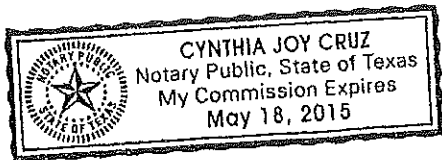
  
YOLANDA GUERRERO

  
JUAN ADRIAN GUERRERO

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on June 14, 2013, by YOLANDA GUERRERO.

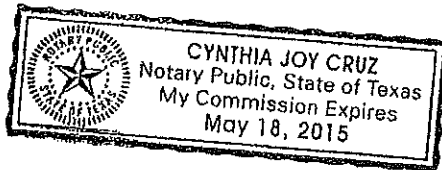


Cynthia Cruz  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on June 14, 2013, by JUAN ADRIAN GUERRERO.



Cynthia Cruz  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:

Anita G. Lozano  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
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