

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Arturo Martinez	4-16002
2.	Elda P. Garza de Ramirez & Jorge L. Ramirez	4-16460
3.	Celia Rivas	2-1694
4.	Joaquin Mireles	4-16519
5.	Hector J. Saavedra	4-16468
6.	Kim Property Family Trust LOTS 1-29, ALONDRA LA BLANCA PHASE I	BLANKET COVER
7.	Erik Vasquez LOTS 1 & 2, VASQUEZ ACRES SUBDIVISION	BLANKET COVER
8.	JGF Enterprises, L.P. LOTS 1-85, PUEBLO DE PALMAS PHASE 19	BLANKET COVER
9.	Graciela Estates LTD LOTS 1-28, RANCHITOS DE SAN CARLOS	BLANKET COVER
COMM. COURT: APRIL 5, 2017		

MGM Grand 435



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: 4-16002

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: Arturo Martinez

Address: 5703 Astaire ave
Edinburg TX
78539

Phone: (956) 578-9669

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		EXISTING OSSF
Date Approved:	<u>1 1</u>	<u>3 10 17</u>

Water Supplier: North Alamo Water supply

Utility Provider: ☐ M.V.E.C. ☐ AEP

Account/ESI No.: #10032789411971357
☐ Temporary Pole ☒ Permanent Service

regarding the land described as:

MGM Grand Ranches Ph 4-B Lot#435

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 8/4/09);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-110002

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: Arturo Martinez

Address: 5703 Astaire ave

Edinburg TX 78539

Phone: (956) 579-9664

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

MGM Grand Ranches Lot #435 PH 4-B

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)

3/29/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☒ Other (describe) Copy of permit

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

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

3/15/17
Date

[Signature]
County Official

RE: Lot 435, MGM GRAND RANCHES Phase Iv-B, Hidalgo County, Texas, V 52, Pg 114, Map Records

NOTICE OF CONFIDENTIALITY RIGHTS

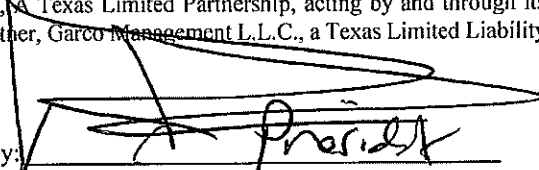
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Special Warranty Deed with Vendor's Lien

1. Date: May 25, 2010
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: ARTURO MARTINEZ
5. Grantee's Mailing Address: 2509 Helena Avenue, McAllen, Hidalgo County, Texas 78503
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Twenty Three Thousand Nine Hundred and No/100ths Dollars (\$23,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Four Hundred Thirty-Five (435), MGM GRAND RANCHES Phase Iv-B, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52 , Pages 44-46 , Map Records of Hidalgo County, Texas;
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - B. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1648126, Official Records, Hidalgo County, Texas.
 - C. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - D. Anything an on-the-ground A-1 survey would reveal.
 - E. The taxes for the year 2010 and subsequent years.
 - F. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
 - G. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
10. Prior Liens: Deed of Trust recorded under Document No. 1601120, Official Records, Hidalgo County, Texas
11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
12. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
14. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
16. Signature:

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

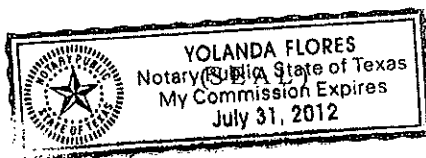
By: 
Richard A. Garza, President

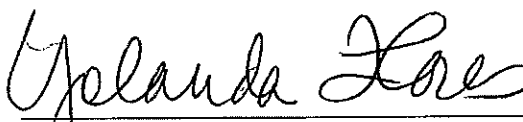
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 27th day of May, 2010, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.




Notary Public, State of Texas
My Commission Expires: 7-31-2010

After Recording Return To:

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

The following restrictive covenants of record itemized below:

Volume 52, Page 114, 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.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by W.G. Killough and wife, France C. Killough to Union Producing Co., dated October 1, 1954, recorded in Volume 162, Page 274, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Bill E. Reeves and Paula R. Reeves to Peter Verhalen, dated May 29, 1982, recorded in Volume 419, Page 215, Oil and Gas Records of Hidalgo County, Texas. Said lease has been assigned unto Pryn Energy Corp. by instrument dated July 12, 1982, recorded in Volume 419, Page 887, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by William F. Killough and wife, Jean M. Killough to Yuma Petroleum Company, dated April 8, 1985, recorded in Volume 2175, Page 114, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Bill E. Reeves and Paula R. Reeves to Yuma Petroleum Company, dated April 8, 1985, recorded in Volume 2175, Page 119, Official Records of Hidalgo County, Texas.

All oil, gas and other minerals have been heretofore reserved by prior grantors as set forth in Deed dated August 13, 2003, filed August 23, 2003 under Document Number 1236088, Official Records of Hidalgo County, Texas.

Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1 and easements and restrictions as shown on the map of the above described subdivision.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of MGM Grand Ranches Phase IV-B, recorded in Volume 52, Page 114, Map Records of Hidalgo County, Texas.

Right of way easement in favor of Hidalgo County as shown by instrument dated July 16, 1956, recorded in Volume 865, Page 550, Deed Records of Hidalgo County, Texas.

Irrigation easement in favor of Hidalgo County Irrigation District No. 1 as shown by instrument dated February 21, 1983, recorded in Volume 1890, Page 48, Official Records of Hidalgo County, Texas.

Irrigation Easement in favor of Hidalgo County Irrigation District No. 1 as shown by instrument dated February 21, 1983, recorded in Volume 1890, Page 50, Official Records of Hidalgo County, Texas.

Irrigation Easement in favor of Hidalgo County Irrigation District No. 1 as shown by instrument dated July 5, 1983, recorded in Volume 1890, Page 56, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

EXHIBIT "A" - MGM PHASE IV-B

Exhibit "B"

As a material part of the consideration, Grantor and Grantee agree that Grantee is accepting the Property:

1. AS IS", "WHERE IS" AND "WITH ALL FAULTS",
2. SELLER IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in warranty of title) INCLUDING, BUT NOT LIMITED TO:
 - A. WARRANTIES OR REPRESENTATIONS OF TITLE (other than seller's warranty of title as expressed in this deed);
 - B. ZONING AND TAX CONSEQUENCES;
 - C. PHYSICAL OR ENVIRONMENTAL CONDITIONS;
 - D. AVAILABILITY OF ACCESS, INGRESS OR EGRESS;
 - E. OPERATING HISTORY OR PROJECTIONS;
 - F. VALUATION;
 - G. GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER;
 - H. THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:
 - 1) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; AND
 - 2) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY;
3. BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER;
4. BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME;
5. BUYER ACKNOWLEDGES THAT THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY.

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16002

Sep. 14, 2016

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

M3849-4B-000-0435-0

M3849-04-000-0435-00

[1] OWNER: MARTINEZ, ARTURO

2509 HELENA AVE
MCALLEN, TX. 78504

Telephone No. 578-9669

[7] LEGAL DESC./NAME OF SUBDIVISION

MGM GRAND RANCHES PH 4-B
LOT # 435-

LOCATION: 0 ALAMO & CURRY

[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.: \$156,000

[5] SIZE OF STRUCTURE: 3,120 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
Prop. Id. 720543 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' N.SIDE 6'
REAR 40' SW 20' . 18" ABOVE TOP OF CURB

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Prepared by

Date

Light []

Water []

Flood Zone: NO

Panel No. /Suffix: 480334 Pct: 4

Community No.: 0325

Certification of Elevation

Required: YES ☒ NO ☐ BFE

A. Setbacks front, side & rear shall be in any deed restrictions.

B. No more than one single family residence per lot.

C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.

D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.

E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

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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:

4-16460

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: Elda Ramirez

Address: 5003 crown point
Edinburg tx 78541

Phone: 956 318 7907

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	055F Existing 3 / 24 / 12

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:

Evergreen Valley Estates PH. 3 lot #46

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 3/15/12);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-164600

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: Elda Ramirez

Address: 5003 crown point
Edinburg tx 78541

Phone: 956 378 7907

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

Evergreen Valley Estates Ph. 3 lot #86

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Elda Ramirez
Requesting Party (Signature)

3-23-17
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:

3/29/17
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: January 24, 2017

Grantor: Evergreen Valley Inc., a Texas Corporation
Grantor's Mailing Address:
3714 S. Exp. 281
Edinburg, Texas 78542

Grantee: Jorge L. Ramirez Rodriguez and Elda P. Garza de Ramirez
Grantee's Phone Number: [REDACTED]
Grantee's Mailing Address (including county):
5003 Crown Point St.
Edinburg, Texas 78541
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 Forty-Four Thousand Four Hundred Fifty and 00/100 (\$44,450.00), 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 Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 86, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, 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 1703891. 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. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership 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 1703892. 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;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. 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;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. 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;
13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and .

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. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights 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.

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

Evergreen Valley Inc., a Texas Corporation

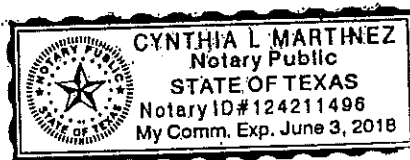
BY: [Signature]
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1/24/2017, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Evergreen Valley Inc.
3714 S. Exp. 281
Edinburg, Texas 78542

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16460

Feb. 21, 2017

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

E8250-03-000-0086-00

[1] OWNER: RAMIREZ, JORGE RODRIGUEZ &
GARZA, ELDA DE RAMIREZ
5003 CROWN POINT
EDINBURG, TX 78541

Telephone No. 342-3917

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY ESTATES PH 3
LOT#86

LOCATION: 0 SKINNER & ML 20

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$90,000

[5] SIZE OF STRUCTURE: 3,800 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: ☒ YES ☒ NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 50' SIDE 6'
REAR 35'. ELEVATION AS PER FEMA

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light []

Water []

Flood Zone: MI 0325
Panel No. /Suffix: 0325

Pct: 4

Community No.: 4803334

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

02/21/17
Date

Approved by

02/21/17
Date

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.



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:

2-1694

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: Celia Rivas

Address: P.O. Box 863
Edinburg, TX
78540

Phone: 832-704-2665

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	1/20/17

Water Supplier: NAWSC

Utility Provider: ☒ M.V.E.C. ☐ AEP

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

regarding the land described as:

EL DORA Heights M/H Ph 1 Lot 36

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 4/17/17);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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: 2-11094

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: Celia Rivas
Address: P.O. Box 863
Edinburg, Tx 78540
Phone: 832-704-2665

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

Eldora Heights M/H Plat. 1 lot #36

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Celia Rivas
Requesting Party (Signature)

3-20-17
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:

3/29/17
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN 1057962

Date: March 1, 2002

Grantor: Eldora Heights, L.L.C., a Texas Limited Liability Company
Grantor's Mailing Address:
P.O. Box 5848
McAllen, Texas 78502

Grantee: CELIA RIVAS
First Grantee's Social Security Number: [REDACTED]

Grantee's Phone Number: [REDACTED]
Grantee's Mailing Address (including county):
519 E. CARBY
HOUSTON, Texas 77037
HARRIS 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 Eleven Thousand Five Hundred Dollars and No Cents (\$11,500.00), 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 John G. Phillips, Trustee.

Property (including any improvements):

Lot(s) 36, Eldora Heights Mobile Home Subdivision, Phase I, an addition to the City of San Juan, as shown by the map or plat thereof recorded in Volume 37, Pages 102 and 103, Map Records, Hidalgo County, Texas

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, and there is also 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.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. 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;
9. Taxes for the year 2002 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. Easements, reservations and restrictions as may be shown on the recorded map or plat of said subdivision as recorded in Volume 37, Pages 102 and 103, Map Records, Hidalgo County, Texas.
12. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
13. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease (s) dated November 22, 1984, recorded in Volume 2086, Page 648, and dated December 27, 1986, recorded in Volume 2397, Page 922, both in the Official Records of Hidalgo County, Texas.
14. Restrictive Covenants as set forth in the "Declaration of Covenants, Conditions and Restrictions" recorded in the Office of the County Clerk of Hidalgo County, Texas, under Document Number 967695.

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.

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

Eldora Heights, L.L.C., a Texas Limited Liability Company

BY: [Signature]
John G. Phillips, President

(Acknowledgment)

State of Texas
County of Hidalgo

This Instrument was acknowledged before me on the 1 day of March, 2002, by John G. Phillips, President, President of Eldora Heights, L.L.C., a Texas Limited Liability Company on behalf of said Texas Limited Liability Company.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Eldora Heights, L.L.C.
P.O. Box 5848
McAllen, Texas 78502

Filed for Record in:
Hidalgo County, TX
by J. D. Salinas, III
County Clerk
On: Mar 04, 2002 at 03:27P
As a Recording
Document Number: 1057962
Total Fees: 16.00
Receipt Number - 404535
BY:
Fio Chavez, Deputy

Chapter 232 Texas LGC Application

APPLICATION NO:

2-1694

Feb. 15, 2017

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

E5038-01-000-0036-00

[1] OWNER: RIVAS, CELIA

519 E. CARBY
HOUSTON, TX. 77037

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
ELDORA HEIGHTS M/H PH 1 LOT 36

LOCATION: 0 ELDORA & C. CHAVEZ

[2] CONTRACTOR: SELF

[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.: \$15,000

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

[11] SPECIAL FLOOD HAZARD AREA: ☒ YES
☐ NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:20' SIDES:6'

MINIMUM ELEV. 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:

Pct: 2

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.

[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.

Prepared by

Date

Approved by

Date

Signature of Owner of Applicant

Date



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:

4-10519

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: Joaquin Mireles

Address: Lot 27 North
San Carlos Ph I

Phone: 956-904 86 71

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	1 / 1	3 / 29 / 17

Water Supplier: North Alamo Water Supply

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: 169123-002

☐ Temporary Pole ☒ Permanent Service

regarding the land described as:

San Carlos EST. Ph I Lot #
North Alamo 27

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 11/25/03);

(verified by Manny Cepeda);

(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
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:

4-16519

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: Joagvin Mireles

Address: Lot #27 North San Carlos

Ph I

Phone: 956 904 8671

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

North San Carlos Est. Lot #27 ^{Ph I}

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Joagvin Mireles
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) 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:

03/29/17
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: JANUARY 19, 2017

Grantor: JOSE SANCHEZ AND WIFE, LETICIA RODRIGUEZ

Grantor's Mailing Address:

15012 MILE 22 1/2
EDOUCH, TEXAS 78538
HIDALGO COUNTY

Grantee: JOAQUIN MIRELES MORALES

Grantee's Mailing Address:

4801 DONNA DRIVE
EDINBURG, TEXAS 78541
HIDALGO COUNTY

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

Property (including any improvements):

Lot 27, NORTH SAN CARLOS ESTATES, PHASE I, Hidalgo County, Texas, according to the map thereof recorded in Volume 44, Page 24-26, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year.

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.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH PREPARATION OF THE DOCUMENTATION CONCERNING THE HEREIN DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY NOR TO ANY TAXES DUE ON THE PROPERTY.

Jose Sanchez

JOSE SANCHEZ

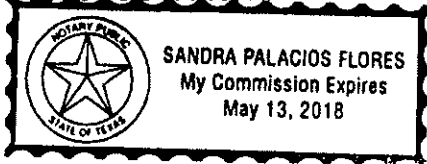
Leticia R.

LETICIA RODRIGUEZ

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____
2017, by JOSE SANCHEZ.



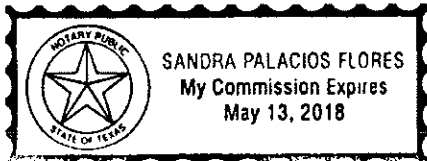
January 19

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____
2017, by LETICIA RODRIGUEZ.



January 19

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOAQUIN MIRELES MORALES
4801 DONNA DRIVE
EDINBURG, TEXAS 78541

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16519

Mar. 7, 2017

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

N6750-01-000-0027-00

[1] OWNER: MIRELES, JOAQUIN MORALES

4801 DANA DR
EDINBURG, TX 78542

Telephone No. 904-8671

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTH SAN CARLOS ESTATES PH 1
27

LOCATION: 0 17 1/2 & 3RD

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOBILE HOMES

[10] EST. COST OF CONST.: \$12,000

20- MOBILE HOMES

[5] SIZE OF STRUCTURE: 400 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: ☐ YES
☒ NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'
REAR 15' . 18" ABOVE TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Prepared by

Date

Light []

Water []

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

Pct: 4

Community No.: 0325C

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.

J. Ruiz

Approved by

03/07/17

Date

J. Ruiz

Signature of Owner or Applicant

3-7-17

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.



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

Application No: 4-10468

Precinct 1 2 3 4

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: Hector, + Linda
Sacredra

Address: 3824 Appaloosa St.
Edinburg, TX
78542

Phone: (956) 457-9685

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

Water Supplier: North colonia water supply

Utility Provider: ☐ M.V.E.C. ☐ AEP

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

regarding the land described as:

Los Nogales Ph I Lot # 05

or, _____, 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;
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 10/16/17);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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: 4-16468

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

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

PARTY MAKING REQUEST:

Name: Hector and Linda Sampedro
Address: 3824 appaloosast
Edinburg, TX. 78542
Phone: (956) 457-9685

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

LOS Nogales PH 1 lot #65

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Hector Sampedro
Requesting Party (Signature)

3-24-17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☒ Other (describe) copy of plat

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

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

3/29/17
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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed with Vendor's Lien

Date: MAY 24, 2006

Grantor: FIRST NATIONAL BANK

Grantor's Mailing Address:

P. O. BOX 810
EDINBURG, TX 78540-0810
HIDALGO COUNTY

Grantee: HECTOR J. SAAVEDRA

Grantee's Mailing Address:

324 CALLE CUATES
EDINBURG, TEXAS 78539
HIDALGO COUNTY

Consideration: A note of even date executed by Grantee and payable to the order of Grantor in the principal amount of SIXTEEN THOUSAND THREE HUNDRED SEVENTY-SIX AND 13/100 DOLLARS (\$16,376.13), of which FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$15,500.00) is being used for purchase of property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to MICHAEL V. McCARTHY, trustee.

Property (including any improvements):

Lot Sixty Five (65), LOS NOGALES SUBDIVISION, PHASE I, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 38, Pages 130-133, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations to Conveyance: For Grantor and Grantor's successors, a reservation of all the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

GF#031833 ally

Exceptions from Conveyance and Warranty:

- A. Zoning and building ordinances in favor of the city of Edinburg.
- B. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- C. Easements and reservations as shown according to the map or plat thereof recorded in Volume 38, Pages 130-133, Map Records, Hidalgo County, Texas.
- 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. Easement as disclosed in Deed dated October 2, 2002, filed October 23, 2002, recorded under Document No. 1133779, Official Records, Hidalgo County, Texas.
- F. Oil, Gas and Mineral Lease dated May 24, 1966, recorded in Volume 308, Page 922, Oil and Gas Records, Hidalgo County, Texas.
- G. Mineral reservations and/or conveyances as set forth in instrument recorded in Volume 1259, Page 385, Deed Records and under Document No. 395642, Official Records, Hidalgo County, Texas.
- H. Standby fees, taxes and assessments by any taxing authority for the year 2006.
- I. Restrictive covenants Restrictions recorded under Documents No. 1201674 and 1207558, Official Records and Volume 38, Pages 130-133, Map Records, 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 when the claim is by, through, or under Grantor but not otherwise, 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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

FIRST NATIONAL BANK

BY:

MICHAEL V. MCCARTHY

ITS: Executive Vice President/Chief Lending Officer

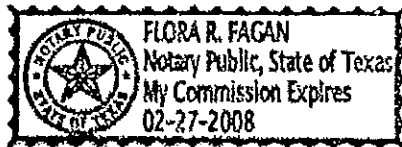
STATE OF TEXAS

§

COUNTY OF HIDALGO

§

This instrument was acknowledged before me on June 8, 2006, by MICHAEL V. MCCARTHY, Executive Vice President/Chief Lending Officer of FIRST NATIONAL BANK, a Texas corporation on behalf of said corporation.



Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
The Perez Law Firm, P.L.L.C.
7201 N. 10th St., 2nd Floor
McAllen, Texas 78504
Tel: (956) 664-1728
Fax: (956) 664-1748
C:\Client\Wira\FNB\REPOS\Saavedra\06-269.SW.DV.wpd\ls

AFTER RECORDING RETURN TO:
HECTOR J. SAAVEDRA
324 CALLE CUATES
EDINBURG, TEXAS 78539

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16468

Feb. 24, 2017

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

L6306-01-000-0065-00

[1] OWNER: SAAVEDRA, HECTOR

324 CALLE CUATES
EDINBURG, TX. 78542

Telephone No. 457-9685

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS NOGALES PH 1
LOT #65

LOCATION: 0 KENYON & RICHARDSON

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI✓

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 950 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

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

NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'
REAR 28' . 18" ABOVE CNTR LN OF ST

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT \$30.00

Light []

Water []

Flood Zone: NO

Panel No. /Suffix: 480334

Pct: 4

Community No.: 0325

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

J. Ruiz
Approved by

Signature of Owner or Applicant

Y. Saavedra
Signature of Owner or Applicant

Date

2-24-17

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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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

OSF

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:

Name:

Kim Property Family Trust

Address:

P.O. BOX 2467
Waller, TX. 78502

Phone:

781-1911

Approved by
Environmental Health:

Temporary Service

Final Service

Authorized Signature

Authorized Signature

Inspection/Permit No:

Date Approved:

/ /

/ /

Water Supplier:

DAWSON

Utility Provider:

☒ M.V.E.C.

☐ AEP

Account/ESI No.:

☐ Temporary Pole

☐ Permanent Service

regarding the land described as:

Monroe la Blanca Ph. I lots 1-29

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; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;

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

(Date approved 11-22-16);

(verified by Flor Sosa);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sosa);

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
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: D/A

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: Kim Property Family Trust

Address: P.O. BOX 2467

McALLEN, TEXAS 78502

Phone: (956) 781-1911

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

SEE WARRANTY DEED

Aloncha la Blanca Ph.I Lots 1-29

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)

11/4/16
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:

3/24/17
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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956-318-2844

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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

OSSF

Precinct 1 2 3/4

T.J. Arredondo, CFM
Director of Planning

Application No: WA

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: Erin Vasquez

Address: 8235 E. Alberta Rd.
Edinburg, Tx. 78539

Phone: 867-5656

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

Water Supplier: NAWSC

Utility Provider: ☒ M.V.E.C. ☐ AEP

Account/ESI No.: WA
☐ Temporary Pole ☐ Permanent Service

regarding the land described as: Vasquez Acres 1073 1+2
subdivision

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 3-7-17);

(verified by Fla Segin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Fla Segin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



T.J. Arredondo, CFM
Director of Planning

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Edinburg, Texas 78542
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956-318-2844

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Weslaco, TX 78596
956-968-4734
956-973-7850

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

DSSF

Precinct 1 2 3 4

Application No: N/A

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: Erik Vasquez

Address: 8235 E. Alberta Road

Edinburg, Texas 78539

Phone: (956) 867-5656

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Vasquez Acres: is a 5.02 acre tract out of Lot 7, Block 54, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Erik Vasquez
Requesting Party (Signature)

2/1/17
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:

3/04/17
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-973-7850

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

Sewer
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:

Name:

JGF Enterprises, L.P.

Address:

P.O. Box 1000
Mission, TX. 78573

Phone:

583-1114

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

Water Supplier:

NAWSL

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

[X] AEP

Account/ESI No.:

N/A

[] Temporary Pole

[] Permanent Service

regarding the land described as:

Rueb Lo De Palmas #19 10AS 1-85

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 1-24-17);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



T.J. Arredondo, CFM
Director of Planning

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Edinburg, Texas 78542
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956-318-2844

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Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 (4)

Application No: WPA

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: JGF Enterprises, L.P.

Address: P.O. BOX 1000

MISSION, TEXAS 78573

Phone: 956-583-1114

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

SEE ATTACHED WARRANTY DEED

Pueblo de Palmas #19 lots 1-85

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

J.A.

Pres./General Partner

Requesting Party (Signature)
JGF LAND CO, INC.

12-28-16
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:

3/24/17
Date

Cher Sesin
County Official



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: 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:

Name:

Aracela Estates, LTD.

Address:

914 S. McColl
Edinburg, TX 78539

Phone:

287-8403

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

Water Supplier:

N/AWSC

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

[X] AEP

Account/ESI No.:

N/A

[] Temporary Pole

[] Permanent Service

regarding the land described as:

Manchitos De San Carlos lots 1-28

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 3-7-17);

(verified by Flor Seain);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Seain);

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

2558

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 ④

Application No: N/A

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: Graciela Estates, LTD.

Address: 916 S. MColl
Edinburg, Texas 78539

Phone: (956) 287-8403

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): A 17.10 acre tract of land being a portion of Lots 10 and 15, R. B. Curry Survey Subdivision No. 3, as recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas Ranchitos de San Carlos.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Graciela Estates, LTD

By Daniel Moffatt 1/19/17
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 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:

3/24/17
Date

Shel Sosa
County Official

A 17.10 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, QUARTER SECTION 36, TOWNSHIP 35N, RANGE 12E, SEC. 36, T.35N, R.12E, S.36, COUNTY OF GARLAND, TEXAS, BEING ALSO PART OF NO. 3, AS RECORDED IN VOLUME 27, PAGE 10, OF THE PUBLIC RECORDS, BEING ALSO PART OF A CERTAIN INTEREST IN GARLAND BEING RECORDED IN DOCUMENT #1804673, OFFICIAL RECORDS, GARLAND COUNTY, TEXAS.

DATE: MARCH 30, 2015

SCALE IN FEET

SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
(INCORPORATED)
115 NORTH 13th AVE.
DALLAS, TEXAS 75201 (936) 231-1887
FAX: (936) 231-1887
WWW: WWW.REGARCIA.COM

[illegible][illegible][illegible][illegible]

THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES
4-7370

THE STATE OF TEXAS
COUNTY OF HULLAND

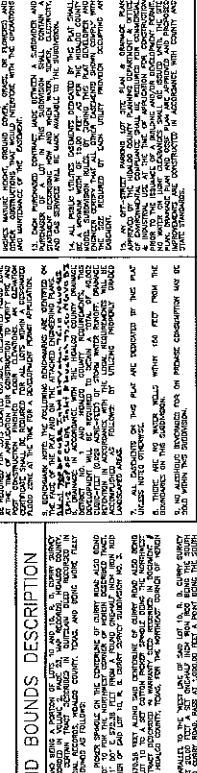
BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires this _____ day of _____, 20____.

11-11-11



INDEX OF SHEETS	
1	GENERAL DESIGN (GENERAL AND SPECIAL CONSTRUCTION) FOR THE CONSTRUCTION OF THE CONCRETE STRUCTURES OF THE BRIDGE. THE CONSTRUCTION OF THE BRIDGE IS DESCRIBED IN THE GENERAL DESIGN AND IN THE SPECIAL CONSTRUCTION. THE CONSTRUCTION OF THE BRIDGE IS DESCRIBED IN THE GENERAL DESIGN AND IN THE SPECIAL CONSTRUCTION. THE CONSTRUCTION OF THE BRIDGE IS DESCRIBED IN THE GENERAL DESIGN AND IN THE SPECIAL CONSTRUCTION.
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[illegible][illegible]

CITY SECRETARY

DATE 2-10-17

SIGNED [Signature]

RECEIVED BY THE CITY OF CHANDLER, ARIZONA

FILED 2-10-17

CHANDLER, ARIZONA

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[illegible]

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES

1/16/10

40202 STATE STREET, LOS ANGELES, CALIFORNIA

OFFICE THIS THE 16th DAY OF JANUARY

104-10361-10000

SHEET NO. 1
OF 3 SHEETS

[illegible]

THE STATE OF TEXAS
COUNTY OF HIDALGO
BETWEEN ME, THE UNDERSIGNED, A N
SINGLE PERSON, AND ANOTHER SING
THE PERSON WHOSE NAME IS
ACKNOWLEDGED TO ME THAT THIS
CONSIDERING THEMSE
CITY, UNDER MY HAND AND SEAL, OF
25 19

287-2452
 287-2402
 281-1260
 281-1260

APPROVED					
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STAT & ZIP:
 155C, TX 75433
 155C, TX 75433
 155C, TX 75441
 155C, TX 75441

PHONE # FAX
 (214) 232-1822/(214) 232-1822
 (214) 232-1845/(214) 232-1845
 (214) 232-1001/(214) 232-1001
 (214) 232-1003/(214) 232-1003

63RD ST.

LOCATION
SCALE: N

GULF OF MEXICO
TEX-MEX
PACIFIC

ACTS:	ADDRESSES:	CITY:
ROBERT MOYSES	216 S. McCOLL	FRANKLIN
SAMUEL MOYSES	216 S. McCOLL	CONRO
GRACE	118 N. 12TH	CONRO
EMERSON	118 N. 12TH	CONRO