

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
APPLICANT		APPLICATION NO.
1.	Tsaguaro Tsix Inc.	4-16852
2.	Martin Pena & Amelia Pena	4-16425
3.	Edgar Vela	BLANKET COVER
4.	RH TJ Properties, LTD	BLANKET COVER
COMM. COURT: MAY 30, 2017		



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16852

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: Teague & Son, Inc.

Address: 35101 Lazy Palm Dr
Edinburg TX 78541

Phone: 956-225-9889

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

Water Supplier: N/A

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

Account/ESI No.: 261681002
 Temporary Pole Permanent Service

regarding the land described as:

Los Novillos #13

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

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

(Date approved 10/20/05);

(verified by Maria 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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16852

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: TSAGUARO TOX INC
Address: 30101 Lazy Palm Dr 78541
Edinburgh TX 78541
Phone: 956-920-9889

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

Los Novillos #13

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)

5-19-17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PMOT 4-16852

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

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

05/23/17
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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 18, 2014

Grantor: KCJC REAL ESTATE PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP

Grantor's Mailing Address (including county): P. O. Box 4424
McAllen, Texas 78502-4424
Hidalgo County, Texas

Grantee: TSAGUARO TSIX, INC.

Grantee's Mailing Address (including county): P. O. Box 411
Linn, Texas 78563
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY-THREE THOUSAND AND NO/100THS DOLLARS (\$53,000.00) payable to the order of KCJC REAL ESTATE PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, 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 BYRON JAY LEWIS, Trustee.

Property (including any improvements):

Lot Thirteen (13), Los Novillos Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Pages 10-14, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1580282, OFFICIAL RECORDS AND VOLUME 49, PAGES 10-14, MAP RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated April 2, 1948, recorded in Volume 83, Page 47, Oil and Gas Records, dated June 18, 1977, recorded in Volume 1535, Page 825, dated December 19, 1980,

recorded in Volume 1703, Page 159 and dated May 7, 1981, recorded in Volume 1723, Page 444, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated March 30, 1987, recorded in Volume 2448, Page 32 and unitized by instrument dated February 13, 1992, recorded in Volume 3208, Page 163 and dated April 22, 1992, recorded in Volume 3245, Page 110, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File Nos. 2364582, 2364583, 2364584, dated December 16, 2011, recorded under Clerk's File No. 2364585, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated December 15, 2003, recorded on December 29, 2003 under Clerk's File No. 1280008, dated December 1, 2003, recorded on December 29, 2003 under Clerk's File No. 1280009, dated December 5, 2003, recorded on December 29, 2003 under Clerk's File No. 1280010, dated November 26, 2003, recorded on December 29, 2003 under Clerk's File No. 1280011, dated December 11, 2003, recorded on December 29, 2003 under Clerk's File No. 1280012, dated December 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280013, dated November 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280014, dated October 23, 2003, recorded on December 29, 2003 under Clerk's File No. 1280015, dated November 3, 2003, recorded on December 29, 2003 under Clerk's File No. 1280017, dated November 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280018, dated October 7, 2003, recorded on December 29, 2003 under Clerk's File No. 1280020, dated September 4, 2003, recorded on December 29, 2003 under Clerk's File No. 1280021 and dated December 9, 2003, recorded on December 29, 2003 under Clerk's File No. 1280022, dated October 22, 2012, recorded under Clerk's File No. 2364587, dated October 8, 2012, recorded under Clerk's File No. 2364588, dated October 12, 2012, recorded under Clerk's File No. 2364589, dated October 2, 2012, recorded under Clerk's File No. 2364591, dated October 1, 2012, recorded under Clerk's File No. 2364592, dated May 29, 2012, recorded under Clerk's File No. 2364593, dated September 15, 2012, recorded under Clerk's File No. 2364594, dated September 17, 2012, recorded under Clerk's File Nos. 2364595, 2364596, dated September 14, 2012, recorded under Clerk's File No. 2364598, dated March 21, 2012, recorded under Clerk's File No. 2364599, dated March 30, 2012, recorded under Clerk's File No. 2364600, dated April 5, 2012, recorded under Clerk's File No. 2364601, 2364602, dated April 6, 2012, recorded under Clerk's File No. 2364603, dated March 9, 2012, recorded under Clerk's File No. 2364604, dated March 8, 2012, recorded under Clerk's File No. 2364605, dated March 24, 2012, recorded under Clerk's File No. 2364606, dated April 11, 2012, recorded under Clerk's File No. 2364607, dated March 27, 2012, recorded under Clerk's File No. 2364610, dated April 3, 2012, recorded under Clerk's File No. 2364611, dated March 23, 2012, recorded under Clerk's File No. 2364612, dated March 7, 2012, recorded under Clerk's File No. 2364613, dated April 4, 2012, recorded under Clerk's File No. 2364614, dated March 28, 201, recorded under Clerk's File No. 2364615, dated February 14, 2012, recorded under Clerk's File No. 2364616, dated January 30, 2012, recorded under Clerk's File No. 2364617, dated January 26, 2012, recorded under Clerk's File No. 2364618, dated February 23, 2012, recorded under Clerk's File No. 2364619, dated February 17, 2012, recorded under Clerk's File No. 2364623, dated January 19, 2012, recorded under Clerk's File No. 2364624, dated January 17, 2012, recorded under Clerk's

File Nos. 2364625 and 2364626, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Easement and Right of Way dated December 5, 1930, recorded in Volume 329, Page 646, Deed Records, Hidalgo County, Texas.

Grant of Easement dated October 20, 1955, recorded in Volume 846, Page 30, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated October 24, 1967, recorded in Volume 1195, Page 909, Deed Records, Hidalgo County, Texas.

Highway Right of Way Easement dated August 21, 1973, recorded in Volume 1377, Page 675, Deed Records, Hidalgo County, Texas.

Right of Way easement dated August 21, 1973, recorded in Volume 1378, Page 509, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in Warranty Deed dated June 18, 1977, recorded in Volume 1535, Page 824, Deed Records, Hidalgo County, Texas.

Deed of Easement dated July 10, 2009, recorded under Clerk's File No. 2016222, Official Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of LOS NOVILLOS PROPERTY OWNERS ASSOCIATION to secure payment of assessments, as set forth in instrument dated February 17, 2006, recorded under Clerk's File No. 1580282, Official Records, Hidalgo County, Texas.

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

Taxes for the year 2014 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and

warranty herein contained.

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.

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

KCJC REAL ESTATE PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP

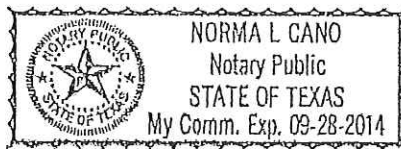
BY: KCJC I, INC., A TEXAS CORPORATION,
Its General Partner


BY: 
JOSE M. GUERRA, PRESIDENT

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 19th of August, 2014, by JOSE M. GUERRA, PRESIDENT of KCJC I, INC., A TEXAS CORPORATION, General Partner, on behalf of KCJC REAL ESTATE PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
TSAGUARO TSIX, INC.
Box 111 35100 Lazy Palm Dr. # E-1
Edinburg, Tx 78541

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 795869;NLC:bc

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16852

May. 19, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

L6309-00-000-0013-00

[1] OWNER: TSAGURO TSIX, INC.

PO BOX 411
LINN, TX 78563

Telephone No. 605-5192

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS NOVILLOS PH 1 LOT 13

LOCATION: 0 281 & MILLER

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MISCELLANEOUS
31- BARN, REC. BLDNG, POOL HOUSE, SHED

[10] EST. COST OF CONST.: \$2,100

[5] SIZE OF STRUCTURE: 1,280 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: BARN

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 50' SIDE 15' REAR 45' SIDE 15'
MIN. ELEV. 18" ABOVE TOP OF CURVE

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

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

Community No.: 0225B

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.

Gilberto Mata 5-19-17
Prepared by Date

Julio Ruiz 5-2-17
Approved by Date

[Signature] 5-19-17
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

County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16425

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: Martin Penna

Address: 5646 Acapulco St
Rio Grande City
Texas 78582

Phone: 956-500-3599

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

Water Supplier: Sharyland Water

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

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

regarding the land described as:

Moreno Subd. Ph III Lot 4

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 8-29-15);
maria Cerpa

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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956-205-7045
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-16425

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: Martin Pena
Address: 5646 Acapulco St
Rio Grande City TX 78582
Phone: (956) 500-3599

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

Morano S/O Ph III lot 4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Martin Pena
Requesting Party (Signature)

4/12/2017
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmt 4-16425

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

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

05/23/17
Date

[Signature]
County Official

Charge to: VLTC Doc-2713280
GF # 147342

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 29, 2016

Grantor: THE ESPERANZA Z. MORENO TRUST DATED 23rd DAY OF FEBRUARY 2007

Grantor's Mailing Address (including county):

16840 Pine Ridge Drive
Granada Hills, California 91344

Grantee: MARTIN PENA and wife, AMALIA PENA

Grantee's Mailing Address (including county):

5646 Acapulco Street
Rio Grande, Texas 78582
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 and 00/100 Dollars (\$44,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to IELEANE PUENTE, Trustee.

Property (including any improvements):

All of Lot 4, MORENO SUBDIVISION, PHASE III, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded on August 29, 2014 under Document Number 2014-2544231 in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Dated March 28, 2013, filed April 19, 2013 under Document Number 2013-2403914, Official Records of Hidalgo County, Texas and filed August 29, 2014 under Document Number 2014-2544231 in the Office of the County Clerk 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 that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States

2. Annual maintenance charge and/or current assessments as set forth in instrument dated March 28, 2013, filed April 19, 2013 under Document Number 2013-2403914, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No.1.
4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Moreno Subdivision, Phase III, recorded on August 29, 2014 under Document Number 2014-2544231 in the Office of the County Clerk of Hidalgo County, Texas.
5. Easements for canals, laterals, etc., as shown by instrument dated December 3, 1919, recorded in Volume 100, Page 381, Deed Records of Hidalgo County, Texas.
6. Conveyance of Water Rights in favor of the City of McAllen as shown by instrument dated September 10, 2005, file November 21, 2005 under Document Number 2005-1547184, Official Records of Hidalgo County, Texas.
7. Uniform Subdivision Non-Standard Water Service Agreement in favor of Sharyland Water Supply Corporation, a Texas Corporation as shown by instrument dated December 12, 2006, filed December 13, 2006 under Document Number 2006-1697658, Official Records of Hidalgo County, Texas.
8. Agreement for infrastructure improvements in favor of City of McAllen as shown by instrument dated November 27, 2012, filed May 8, 2013 under Document Number 2013-2410223, Official Records of Hidalgo County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 2, 1955, by and between Texan Land Company, as Lessor, and Jeff Carr, as Lessee, recorded in Volume 168, Page 147 Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of J.M. Huber Corporation, dated March 15, 1977, recorded in Volume 365, Page 373, Volume 365, Page 376 and Volume 265, Page 932, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of TXO Production Corp., dated April 27, 1983, recorded in Volume 429, Page 555 and dated April 27, 1983, recorded in Volume 429, Page 560, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of TXO Production Corp., dated April 25, 1983, in Volume 1862, Page 900 and dated July 28, 1983, recorded in Volume 1883, Page 772, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars.
13. Mineral and/or royalty reservation contained in Deed Dated October 26, 1948, recorded in Volume 654, page 211, Deed records of Hidalgo County, Texas.
14. Mineral and/or royalty reservation contained in Mineral Deed dated September 12, 1952, recorded in Volume 133, Page 196, Oil and Gas Records of Hidalgo County, Texas.
15. Visible and apparent easements on or across the property herein described.
16. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
17. Standby fees and taxes for the year 2016 and assessments for prior years.

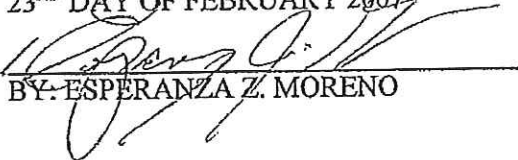
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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.

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 each note described 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.

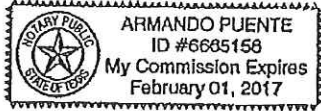
ESPERANZA Z. MORENO TRUST DATED
23RD DAY OF FEBRUARY 2007

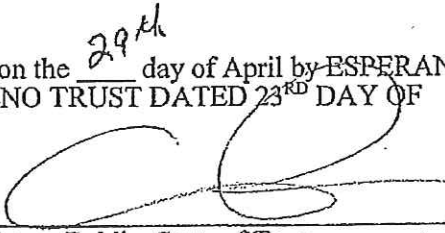

BY: ESPERANZA Z. MORENO

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 29th day of April by ESPERANZA Z. MORENO, Trustee of the ESPERANZA Z. MORENO TRUST DATED 23RD DAY OF FEBRUARY 2007 on behalf of said trust.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Armando Puente, P.C.
5522 North Tenth Street
McAllen, Texas 78501

PREPARED BY:

Law Office of Armando Puente, P.C.
5522 North Tenth Street
McAllen, Texas 78504

File/GF Number: 16-009.WDVL

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16425

Feb. 8, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

M6415-03-000-0004-00

[1] OWNER: PENA, MARTIN
PENA, AMALIA
5646 ACAPULCO ST
RIO GRADE, TEXAS 78582
Telephone No. 500-3599

[7] LEGAL DESC./NAME OF SUBDIVISION
MORENO PH III
LOT # 04

LOCATION: 0 ROGERS & DEPOT RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: OTHE

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

[10] EST. COST OF CONST.: \$220,000

[5] SIZE OF STRUCTURE: 3,318 Sq. Ft.

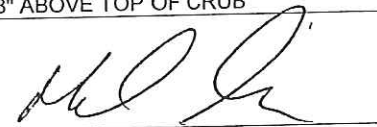
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[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 30' / 18" ABOVE TOP OF CRUB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00


Prepared by _____ Date 02/08/17

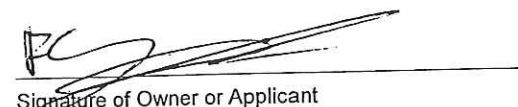
Light [] Water []


Approved by _____ Date 02/31/17

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

Community No.: 0225-D

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant _____ Date 02/08/17

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

[NOTICE]

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

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



PLANNING DEPARTMENT

Rev. 06-03-15 ✓

County of Hidalgo

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

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

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

OSSF

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Edgson Vela

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

Address: 6.55 ac. tract of land out of Tract D,
San Salvador del Valle Grant.
Map recorded in Vol. 10, Pg. 58
Map records of Hidalgo County.

Water Supplier: City of Edinburg

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

Phone: (956) 455-1120

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

regarding the land described as:

Vel Ree Subdivision 1A & 1-2

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
yes
yes

A plat has been prepared;
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;

(Date approved 5-2-17);

(verified by FOR SEN FLO SEN);

NO

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by _____);

yes

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

(verified by _____);

yes

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

(verified by FOR SEN);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: DIA

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: Vel Ree Subdivision - Edgar Vela

Address: 6.55 acre tract of land out of Tract 73, San Salvador Del Tule Grant, Hidalgo County, Texas, as per map recorded in Volume 10, Page 58, Map Records of Hidalgo County

Phone: (956) 655-1120

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

Vel Ree Subdivision lots 1+2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

3/29/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- x 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:

5/18/17
Date

Ybor 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
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956-973-7850

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

OSSF

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: PH T5 Properties, LTD.

Address: P.O. Box 989
Blanco, TX 78

Phone: (936) 330-9874

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Huisache Acres #13 lots 1-27

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
yes
yes

A plat has been prepared;
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;

(Date approved 1-24-17);

(verified by Flor Sesin);

no

an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

(verified by _____);

yes

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

(verified by _____);

yes

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

(verified by Flor Sesin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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956-968-4734
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: WJA

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: RHTJ Properties, Ltd.

Address: P.O. Box 989
Blanco, TX 78606

Phone: (956) 330-9874

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Resubdivision of 19.00 acres out of Lot 74 Hill-Halbert Subdivision, as per plat recorded in Volume 1, Page 35, H.C.M.R. Huisache Acres #13 lots 1-27

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

1-6-17
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:

5-8-17
Date

[Signature]
County Official

