

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Jason Rios	4-17121
2.	Armando Perales	4-14941
COMM. COURT: AUGUST 22, 2017		



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-17121

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Juan Pias

Address: 14523 Mile 19 Nt.
Elsa, T.X.

Phone: (956) 586-5859

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 10032789437082396
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Bennett - Bonham Lot # 04

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

~~The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.~~

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-17121

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

[Signature] _____ [Signature] _____

Known to me [or proved to me in the oath of _____ or through driver licence (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Bennett - Bonham lot # 002."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

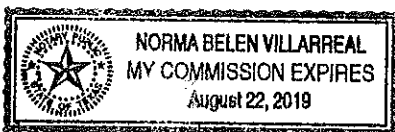
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-OR-~~

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] _____ (Signature)

SUBSCRIBED AND SWORN TO before me on 14th Aug 2017, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

X

Chapter 232 Texas LGC Application

APPLICATION NO:

4-17121

Aug. 7, 2017

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

B2510-00-000-0006-00

[1] OWNER: RIOS, JASON
RIOS, MIRNA
14523 MILE 19 N.
ELSA, TX.
Telephone No. 588-5859

[7] LEGAL DESC./NAME OF SUBDIVISION
BENNETT-BONHAM LOT 6

LOCATION: 0 SKINNER & ML 19

[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.: \$169,580

[5] SIZE OF STRUCTURE: 2,786 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RESIDENCE

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 30' SIDES 6' REAR 15'
MIN.ELEV. BFE

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

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

Community No.: 0325D

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 _____ 8-7-17
Prepared by Date

Julio Ruiz _____ 8-1-17
Approved by Date

M. Rios _____ 8-7-17
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.

GF # 18430053

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: JUNE 16, 2017

Grantor: RONNIE JOE GOMEZ and wife, LAURA GOMEZ

Grantor's Mailing Address: 2811 Jeshe St
Edinburg Tx 78539

Grantee: JASON RIOS and wife, MIRNA RIOS

Grantee's Mailing Address: 535 S. SHARP ROAD
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of AMCAP MORTGAGE, LTD. dba GOLD FINANCIAL SERVICES in the principal amount of TWO HUNDRED EIGHTEEN THOUSAND ONE HUNDRED ONE AND NO/100 DOLLARS (\$218,101.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor AMCAP MORTGAGE, LTD. dba GOLD FINANCIAL SERVICES and by a first-lien deed of trust of even date from Grantee to RICHARD A. RAMIREZ, Trustee.

Property (including any improvements):

Lot Six (6), BENNETT-BONHAM SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 30, Page 189B, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

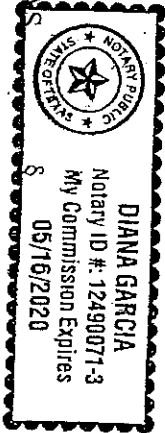
- a. Restrictive covenants as recorded in Volume 30, Page 189B, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Engelman Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 30, Page 189B, Map Records of Hidalgo County, Texas.
- e. Easement dated January 2, 1930, from J.C. Engleman, Jr. to Central Power and Light Co., recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.
- f. Easement dated December 1, 1952, from Pacific Securities Corporation to Hidalgo County, recorded in Volume 761, Page 248, Deed Records of Hidalgo County, Texas.
- g. Right-of-Way Agreement dated April 11, 1962, from Helen Engleman Stegle to Western Natural Gas Company, recorded in Volume 1036, Page 188, Deed Records of Hidalgo County, Texas.

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

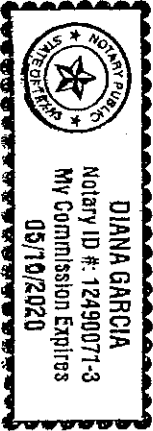
This instrument was acknowledged before me on the 16th day of June, 2017, by RONNIE JOE GOMEZ.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

COUNTY OF HIDALGO §

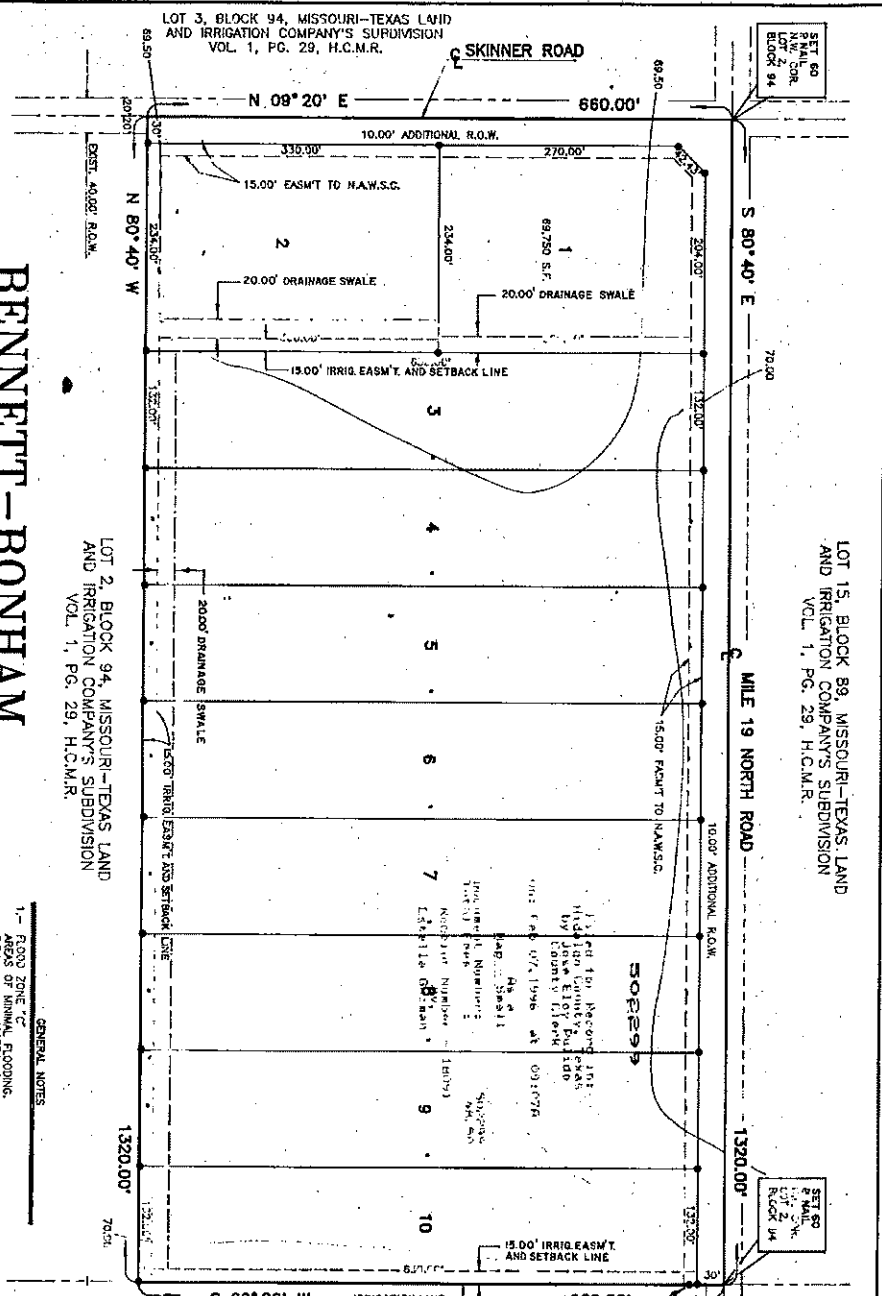
This instrument was acknowledged before me on the 16th day of June, 2017, by LAURA GOMEZ.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
MCGALLEN, TEXAS 78504
GP# 172432053

AFTER RECORDING RETURN TO:



APPROVED FOR BY
 COMMISSIONERS COURT
 This the 6th day of Feb 1966
 JOSE ELOY PUBLIC COUNTY CLERK
 Hidalgo County, Texas
 By: *Jason Belmont*

BENNETT-BONNHAM SUBDIVISION

BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS. (20.00 ACRES)

LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION VOL. 1, PG. 29, H.C.M.R.

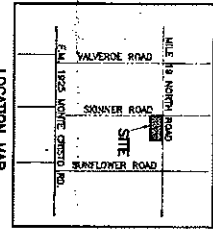
LOT 15, BLOCK 89, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION VOL. 1, PG. 29, H.C.M.R.

NOTES AND BOUNDS

- 1- A 20.00 ACRE TRACT OF LAND BEING THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 2- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 3- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 4- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 5- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 6- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 7- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 8- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 9- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.
- 10- BEING A SUBDIVISION OF THE NORTH HALF OF LOT 2, BLOCK 94, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, H.C.M.R., HIDALGO COUNTY, TEXAS.

GENERAL NOTES

- 1- FLOOD ZONE "C" AREAS OF MINIMAL FLOODING ARE SHOWN ON MAP REVISED NOV. 16, 1962.
- 2- ONE SINGLE FAMILY DWELLING PER LOT
- 3- MINIMUM FINISH FLOOR ELEVATION: 16' ABOVE CENTERLINE OF STREET
- 4- LEGEND: * - DROUGHTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5- THERE ARE NO WATER WELLS WITHIN 150 FEET OF ANY LOT IN THIS SUBDIVISION.
- 6- MINIMUM BUILDING SETBACKS:
 - FRONT 15'
 - REAR 15'
 - SIDE ABUTTING STREET 15'
- 7- 40 FT. OR PERMANENT STRUCTURES SHALL BE SET BACK FROM ALL STREETS AND DRIVEWAYS RESPONSIBLE FOR THE MAINTENANCE OF THIS SWALE.



SCALE: 1" = 100'
 NORTH



Mark W. Hammond
 MARK W. HAMMOND
 No. 44589
 3/21/95



Jack A. Headley
 JACK A. HEADLEY
 R.E.L.S. No. 4361
 30
 189B

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

THIS PLAN APPROVED BY THE ENGINEERING DISTRICT ON THIS THE 24th DAY OF NOVEMBER, 1966.

Susan A. Headley, Notary Public

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHOSE NAMES I HAVE SET FORTH TO BE KNOWN TO ME TO BE THE PERSON(S) LEGALLY ENTITLED TO EXECUTE THIS INSTRUMENT, AND WHOSE NAMES I HAVE SET FORTH TO BE KNOWN TO ME THAT HE (SHE) DECORATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE BENNETT-BONNHAM SUBDIVISION, HEREBY AGREE TO SUBMIT TO THE COUNTY ENGINEER AND TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, RIGHTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 124 E. STUBBS ST., ENDRISBURG, TEXAS 76859 PH. (210) 381-8480

DATE DRAWN	DRAWN BY	CHECKED BY	APPROVED BY
2-27-66	E.C.	J.A.H.	M.W.H.
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY



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: 4-14941

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Armando Perales

Address: 1713 N. Tower Rd
Edinburg, TX 78542

Phone: 956-457-8447

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		51188
Date Approved:	1 / 1	8 / 7 / 17

Water Supplier: North Atalaco Water Supply

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

Account/ESI No.: 321280-001
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Armando Perales Tex-Mex Survey Lot 8, Sect. 249
1713 N. Tower Rd. Edinburg, TX 78542 (1AC)

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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Precinct No.1 Substation
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-14941

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Armando Perales

Known to me [or proved to me in the oath of Armando Perales or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:
Tex-Mex Reentry Survey Lot # 8 Sect. 249
1713 N. Tower Rd. Edinburg, TX 78542 (IAC)."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

- 3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

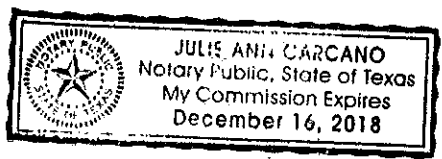
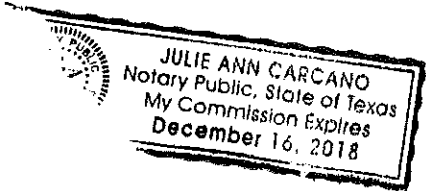
-OR-

- 3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on August 7, 2017 to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232 Texas LGC Application

APPLICATION NO:

4-14941

Oct. 27, 2015

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

T2100-00-249-0008-20

[1] OWNER: PERALES, ARMANDO SALAZAR
8/18/09 NA/F AG. USE
6909 RAMBO DR
EDINBURG, TX 78541
Telephone No. 287-8829

[7] LEGAL DESC./NAME OF SUBDIVISION
TEX-MEX SURVEY E330'-N132'-S92
LOT 8 SEC 249 A/K/A TR G-E10.
C 1.0AC GR .94AC NET

LOCATION: 0 N. TOWER & ML 17

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$116,000

[5] SIZE OF STRUCTURE: 2,590 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

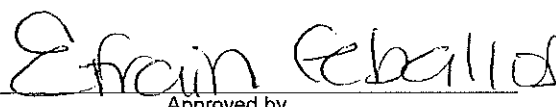
Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 4

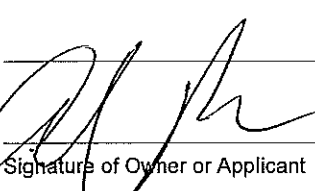
Community No.: 032510

Certification of Elevation
Required: YES NO BFE

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


Prepared by _____ Date 10/27/15


Approved by _____ Date 10/27/15


Signature of Owner or Applicant _____ Date 10-27-15

[NOTICE]

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

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

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 28, 2015

Grantor: MARIA ELENA VERA and husband, SALVADOR VERA

Grantor's Mailing Address (including county): 30791 Garavel Pit Rd.
Fort Bragg, California 95437
Mendocino County, California

Grantee: ARMANDO PERALES SALAZAR

Grantee's Mailing Address (including county): 6909 Rambo Drive
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of TWENTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$26,250.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

Being a 1.00 acre tract of land situated in Hidalgo County, Texas and being out of Lot Eight (8), Section Two Hundred Forty-nine (249), TEXAS-MEXICAN RAILWAY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 21, Map Records, Hidalgo County, Texas, and said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of said Lot 8, for the Southeast corner of said tract herein described, said point being located on the centerline of Tower Road and bears North 792.00 feet from the Southeast corner of Lot 8;

THENCE, West, with a line that is parallel to the South line of said Lot 8, a distance of 20.00 feet pass a 1/2 inch iron rod found for reference on the West right of way line of said Tower Road and continuing for a total of 330.00 feet to a 1/2 inch iron rod found for the Southwest corner of said tract herein described;

THENCE, North, 132.00 feet, with a line that is parallel to the East line of said Lot 8 to a 1/2 inch iron rod found for the Northwest corner of said tract herein described;;

THENCE, East, with a line that is parallel to the South line of said Lot 8, at a distance of 310.50 feet pass a 1/2 inch iron rod found for reference and continuing for a s total distance of 330.00 feet to a point for the Northeast corner of said tract herein described;

THENCE, South, 132.00 feet, with the East line of said Lot 8 and with the centerline of said Tower Road to the POINT OF BEGINNING and containing 1.00 acre of land, more or less.

Reservations from and Exceptions to Conveyance and Warranty:

Mineral and/or royalty grant and/or reservation in instrument(s) dated March 8, 1952, recorded in Volume 764, Page 263, Deed Records, and dated November 20, 1954, recorded in Volume 812, Page 432, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated January 25, 1934, recorded in Volume 28, Page 189, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated May 23, 1951, recorded in Volume 117, Page 31, Oil and Gas Records, and unitized in instrument dated August 3, 1955, recorded in Volume 174, Page 373, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated September 19, 1985, recorded in Volume 2254, Page 855, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Right of Way Easement dated April 14, 1978, recorded in Volume 1602, Page 701, Deed Records, Hidalgo County, Texas.

Pipeline Right of Way Grant dated June 18, 1999, recorded under Clerk's File No. 798572, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

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

Twenty foot (20') Duke Energy Hinshaw Pipeline Company easement along the North side and a twenty foot (20') right o f way along the East side, as per survey dated August 12, 2015, prepared by Robles & Associates PLLC, Job No. 19039.

Taxes for the year 2015 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

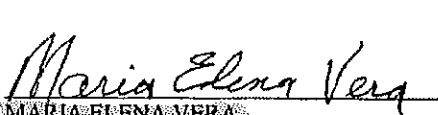
thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to 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.

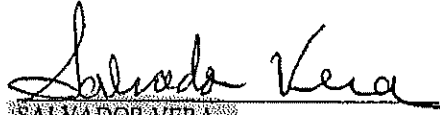
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

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

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


MARIA ELENA VERA


SALVADOR VERA

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the ____ of _____, 2015, by
MARIA ELENA VERA and husband, SALVADOR VERA.

Notary Public, State of Texas

See attached Ca. Acknowledgement

AFTER RECORDING RETURN TO:
ARMANDO PERALES SALAZAR
6909 Rambo Drive
Edinburg, Texas 78541

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 901368;GB:bc

ACKNOWLEDGEMENT

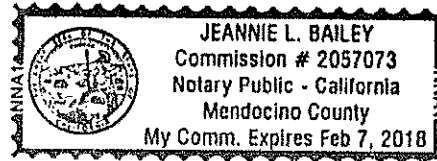
| A notary public or other officer completing this |
 | Certificate verifies only the identity of the individual |
 | Who signed the document to which this certificate is |
 | Attached, and not the truthfulness, accuracy, or |
 | validity of that document. |

On September 12, 2015 before me, Jeannie L. Bailey, Notary Public, personally appeared Maria Elena Vera and Salvador Vera, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Jeannie L. Bailey

WITNESS my hand and official seal.



XO/asg 80-514

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2251
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Revised 10-85.
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WARRANTY DEED 65721

Date: November 2, 1987

Grantor: MARIA DEL REFUGIO A. PARDO, ANTONIO ARREGUIN, RAUL ARREGUIN, and RAMON
Grantor's Mailing Address (including county): Rt. 1, Box 167, Edinburg, Hidalgo County, Texas

Grantee: MARIA ELENA VERA

Grantee's Mailing Address (including county): 621 West St., Ft. Braggs, California

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and all other valuable considera

Property (including any improvements):

TRACT G

A 1.0 acre tract out of the East 10.0 acres out of Lot 8, Section
Tex-Mex Railway Subdivision, Hidalgo County, Texas and description
follows:

Beginning at the Southeast corner of this tract, said corner
792.0 feet North of the Southeast corner of Lot 8;
Thence, West, 330.0 feet to the Southwest corner hereof;
Thence, North, 132.0 feet to the Northwest corner hereof;
Thence, East, 330.0 feet to the center line of Tower Road and
Northeast corner hereof;
Thence, South, 132.0 feet to the PLACE OF BEGINNING AND CONTAINING
acre more or less.

Reservations from and Exceptions to Conveyance and Warranty:

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Maria Del Refugio A. Pardo
MARIA DEL REFUGIO A. PARDO

Antonio Arreguin
ANTONIO ARREGUIN

Raul Arreguin
RAUL ARREGUIN

Ramon Arreguin
RAMON ARREGUIN

(ACKNOWLEDGMENT)

THE STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 4th day of May, 1988. ~~1987~~
by MARIA DEL REFUGIO A. PARDO

Xavier Ornelas
NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S PRINTED NAME: Xavier Ornelas
NOTARY'S COMMISSION EXPIRES: 9/16/89

