

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	AFFORDABLE HOMES OF SOUTH TEXAS INC	1-15200
2.	LAURA CABAGNE	1-15178
3.	MAYRA GARCIA	1-15194
4.	ROBERT PUGA	1-15199
	COMM. COURT: SEPTEMBER 19, 2017	



PLANNING DEPARTMENT

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: 1-15800

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: Affordable Homes
of South Texas, Inc.

Address: 1920 Erie Ave.
McAllen TX 78501

Phone: (956) 687-6263

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

Water Supplier: NAW

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

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

regarding the land described as: TESORO Est PH#3 lot 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 3-23-2006);

(verified by [Signature]);
Alyssa Ulloa

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
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: 1-15200

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: Affordable Homes of South Texas, Inc.
Address: 1420 Erie Ave.
McAllen TX 78501
Phone: (956) 687-6263

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

Tesoro Est. Pn#3 lot 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

[Signature]
Requesting Party (Signature)

9-11-17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/13/17
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.

SPECIAL WARRANTY DEED

Date: March 13, 2009

Grantor: INTER NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

Grantor's Mailing Address: 1801 S. 2nd Street/P. O. Box 1700
McAllen, Texas 78505-1700
Hidalgo County, Texas

Grantee: AFFORDABLE HOMES OF SOUTH TEXAS, INC.

Grantee's Mailing Address: 1420 Eric Avenue
McAllen, Texas 78501
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lots Seventy-nine (79), Eighty (80), Eighty-four (84), Eighty-five (85), Eight-six (86), Eight-seven (87), Ninety (90), One Hundred Twenty-five (125), One Hundred Thirty-seven (137), One Hundred Forty-four (144) and One Hundred Forty-five (145), TESORO ESTATES PHASE III, an addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 50, Pages 31 and 32, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 50, PAGES 31 AND 32, MAP RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated February 15, 2002, recorded under Clerk's File No. 1056586, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated November 2, 1955, recorded in Volume 180, Page 361, Oil and Gas Records, Hidalgo County, Texas and dated October 29, 1985, recorded in Volume 2264, Page 218, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement agreement between AEP Texas Central Company, a Texas Corporation and Grande Valley Homes, dated December 8, 2005, recorded under Clerk's File No. 1572066, Official Records, Hidalgo County, Texas to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.

Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9.

Minimum floor elevation; twenty-five-foot (25') minimum setback line along the front; twenty percent (20%) of lot depth not to exceed twenty-five feet (25') minimum setback line along the rear; six-foot (6') minimum setback line along the sides; ten-foot (10') utility easement and fifteen-foot (15') easement to Hidalgo County Irrigation District No. 9 along the rear side of Lots 79, 80, 84-87 and 89 and 90 and fifteen-foot (15') easement along the rear side of Lots 125, 137, 144 and 145, as per map or plat recorded in Volume 50, Page 31, Map Records, Hidalgo County, Texas.

Taxes for the year 2009 and subsequent years.

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

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

INTER NATIONAL BANK

BY: 

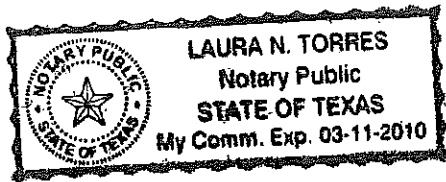
ROBERT J. HYMEL, JR., Executive
Vice President

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 13th of MARCH,
2009, by ROBERT J. HYMEL, JR., EXECUTIVE VICE PRESIDENT of INTER NATIONAL
BANK, A NATIONAL BANKING ASSOCIATION, on behalf of said banking association.

Laura N. Torres
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
AFFORDABLE HOMES OF SOUTH TEXAS, INC.
1420 Eric Avenue
McAllen, Texas 78501

PREPARED BY:
LEWIS, MONROE & PEÑA
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 759364; NLC:lc

Chapter 232 Texas LGC Application

APPLICATION NO:
1-15200
Sep. 11, 2017

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

T1817-03-000-0085-01

[1] OWNER: AFFORDABLE HOMES OF SOUTH
TEXAS INC
1420 ERIE AVE.
MCALLEN TX 78501
Telephone No. 687-6263

[7] LEGAL DESC./NAME OF SUBDIVISION
TESORO EST PH 3 LOT 85

LOCATION: 0 MILE 6 & BUS. 83

[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.: \$6,800

[5] SIZE OF STRUCTURE: 1,713 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD ZONE X

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT 25' BACK 25' SIDES 6'
MINIMUM ELEV 18" TC

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

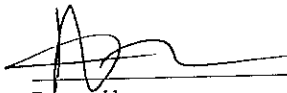
Light Water

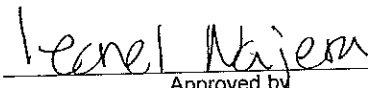
Flood Zone: NO 0450C Pct: 0
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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


Prepared by _____ Date 9/11/17


Approved by _____ Date 8/30/17


Signature of Owner or Applicant _____ Date 9-11-17

[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

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: 1-15178

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: Laura Cabagne

Address: 1908 Mariposa Dr
Weslaco Tx

Phone: 956 905 9543

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 322254-001
 Temporary Pole Permanent Service

regarding the land described as:

MARIPOSA LOT 6

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

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

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

(Date approved 12/9/1997);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
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: 1-15178

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: L.C. 1908 Mariposa dr Laura Cabagne.

Address: 1908 Mariposa dr
Weslaco Tx.

Phone: 956 905 9543

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

Mariposa lot 6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Laura Cabagne
Requesting Party (Signature)

9-12-17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/12/17
Date

[Signature]
County Official

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

General Warranty Deed

Date: July 20, 2017.

Grantor: GABRIEL MANZANO and wife ELIZABETH MANZANO.
Grantor's Mailing Address: 2737 W. 35th St., Chicago, Cook County, IL 60632.

Grantee: LAURA CABAGNE, a married woman as her sole and separate property.
Grantee's Mailing Address: 3807 Borg Dr., Weslaco, Hidalgo County, TX 78596.

Consideration: TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration.

Property (including any improvements): All of Lot 6, MARIPOSA SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 33, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Other Exceptions to Conveyance and Warranty:

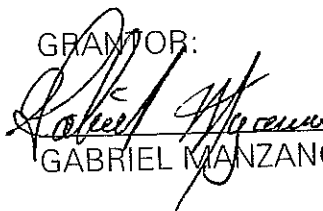
1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvements District No. 9.
2. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Mariposa Subdivision, recorded in Volume 33, Page 16, Map Records of Hidalgo County, Texas.
3. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 26, 1982, by and between Lorraine M. George, as Lessor, and Southport Exploration, Inc., as Lessee, recorded in Volume 411, Page 812, Oil and Gas Records of Hidalgo County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 2, 1981, by and between Burnett I. Noble, as Lessor, and Southport Exploration, Inc., as Lessee, recorded in Volume 405, Page 617, Oil and Gas Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 8, 1982, by and between Donald E. Thompson and wife, Mary Alice Thompson, as Lessor, and Southport Exploration, Inc., as Lessee, recorded in Volume 417, Page 643 Oil and Gas Records of Hidalgo County, Texas.

6. Mineral and/or royalty reservation contained in deed dated October 28, 1964, recorded in Volume 1100, Page 559, Deed Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated January 21, 1972, recorded in Volume 1311, Page 707, Deed Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
9. Visible and apparent easements on or across the property herein described.
10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
12. BUYER ACCEPTS THIS 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:
 - a. 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;
 - b. The nature or quality of construction, structural design and engineering of any improvements;
 - c. The quality of the labor and materials included in any improvement;
 - d. The soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise
 - e. All warranties created by any affirmation of fact or promise or by any description of the property;
 - f. All other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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.

GRANTOR:

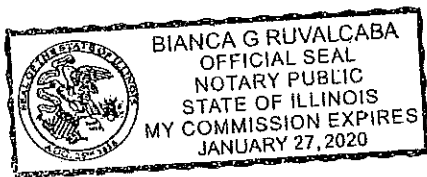

GABRIEL MANZANO

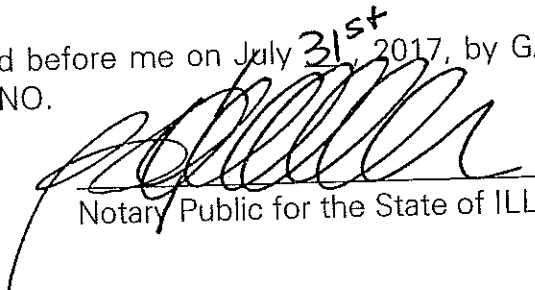

ELIZABETH MANZANO

STATE OF ILLINOIS
COUNTY OF COOK

☆
☆

This instrument was acknowledged before me on July 31st, 2017, by GABRIEL MANZANO and wife ELIZABETH MANZANO.




Notary Public for the State of ILLINOIS

Prepared in the Law Office of:
CARLOS J. GARZA, Attorney
161 South Texas Boulevard
Weslaco, TX 78596
956/973-9430

Chapter 232 Texas LGC Application

APPLICATION NO:
1-15178
Aug. 30, 2017

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

M1110-00-000-0006-00

[1] OWNER: CABAGNE, LAURA
1908 MARIPOSA DR.
WESLACO TX 78596
Telephone No. 905-9543

[7] LEGAL DESC./NAME OF SUBDIVISION
MARIPOSA LOT 6

LOCATION: 0 MIDWAY & MILE 8 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$25,000

[5] SIZE OF STRUCTURE: 1,200 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 30' BACK 30' SIDES 10'
MINIMUM ELEV 18" CL OF ST.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO 0425C Pct: 1
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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


Prepared by _____ Date 8/30/17

Leonel Najera
Approved by _____ Date 8/21/17

Laura Cabagor
Signature of Owner or Applicant _____ Date 8-30-17

[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

County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-15194

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: MAYRA GARCIA

Address: 3216 MELISSA ST
MERCEDES TX
78570

Phone: (956) 650-3122

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

Water Supplier: N.A.W.S

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

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

regarding the land described as:

MT. ZION LOT 7

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

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

yes A plat has been prepared;

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

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

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

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

(Date approved 10/17/2006);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office 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
--	---	---

Precinct 0234

T.J. Arredondo, CFM
Director of Planning

Application No: 1-15194

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: MAYRA D. GARCIA

Address: 3216 MELISSA ST.
MERCEDES TX 78570

Phone: (956) 650-3122

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

MT. ZION LOT 7

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] 9/8/17
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/8/17
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 31, 2009

Grantor: Kyndel W. Bennett, in his capacity as Independent Administrator of the Estate of Kyle Bennett, Deceased, Cause No. P-33,250, Probate Court of Hidalgo County, Texas, and Barry E. Jones, in his capacity as Successor Trustee of the Kyle Bennett Living Trust, dated April 20, 1991 and any amendments thereto

Grantor's Mailing Address (including county): P.O. Box 365, La Blanca, Hidalgo County, Texas 78558-0365

Grantee: Mayra Denise Garcia, a single woman and Miguel Riojas, a single man

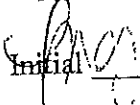
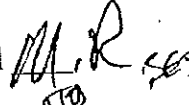
Grantee's Mailing Address: P.O. Box 924, Weslaco, Hidalgo County, Texas 78596

Consideration: TEN and NO/100THS DOLLARS (\$10.00) and other good and valuable consideration and a note of even date that is in principal amount of TWENTY-NINE THOUSAND and NO/100THS DOLLARS (\$29,000.00) and is executed by Grantee, payable to order of Grantor (the "Wraparound Lien Debt"). It is secured by a vendor's lien retained in this deed and by deed of trust of even date from Grantee's to Suelema Luna, Trustee.

Property (including any improvements): Lot 7, Mt. Zion Subdivision, Hidalgo County, Texas according to map or plat thereof recorded in Volume 51, Pages 141-143, Map Records, of the County Clerk Office, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Subject to any and all restrictions and Oil and Gas Leases of record.
2. Save and Except all prior reservations of oil, gas, and other minerals in and under and that may be produced from Property, and for Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all remaining oil, gas, and other minerals in and under and that may be produced from the Property.
3. All easements or rights-of way owned or held by any lessee, mineral, or royalty owner, on, over or across the said lands for the purpose of producing or transporting any of said minerals together with the right of ingress and egress.
4. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water district having jurisdiction over the Property.
5. Visible and apparent easements on or across the Property.
6. This conveyance is made subject to the prior lien ("Underlying Lien") of warranty deed with vendor's lien dated October 7, 2007, recorded in the Official Records of Hidalgo County, Texas under Document No. 1537246, and further secured by a deed of trust dated October

Initial  Initial 

7, 2006, recorded in the Official Records of Hidalgo County, Texas under Document No. 1537247; said deed of trust being in favor of PAUL S. MOXLEY, Trustee, securing payment of a promissory note ("Underlying Lien Debt") in the original principal amount of \$44,000.00. Grantee in this deed does not assume payment of that Underlying Lien Debt. As further consideration, Grantor promises to keep and perform all the covenants and obligations of the grantor named in the Underlying Lien deed of trust and to indemnify, defend, and hold Grantee harmless against any damages caused by Grantor's breach of its obligations under the Underlying Lien Debt and related documents, as long as Grantee is not in default on the Wraparound Lien Debt and documents relating to it.

- 7. Taxes for the year 2009 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

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

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.

Preparer has not examined the title to this property and expresses no opinion as to the condition of title.

GRANTOR:

[Signature]
KYNDEL W. BENNETT, Independent Administrator of the Estate of Kyle Bennett, Deceased

[Signature]
BARRY E. JONES, Successor Trustee of the Kyle Bennett Living Trust dated April 20, 1991 and any amendments thereto

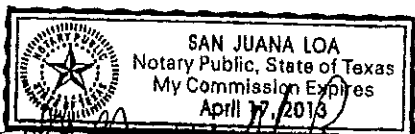
GRANTEE:

[Signature]
MAYRA DENISE GARCIA

[Signature]
MIGUEL RIOJAS

The State of Texas § (Acknowledgment)

This instrument was acknowledged before me this 3 day of September, 2009, by KYNDEL W. BENNETT, Independent Administrator of the Estate of Kyle Bennett, Deceased.



Initials: [Handwritten initials]

[Signature]
Notary Public, State of Texas

The State of Texas § (Acknowledgment)

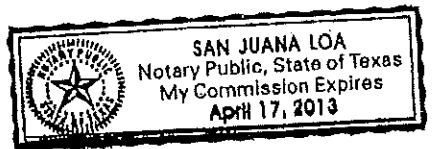
This instrument was acknowledged before me this 9th day of September, 2009, by BARRY E. JONES, Successor Trustee of the Kyle Bennett Living Trust dated April 20, 1991 and any amendments thereto.



Lynda Salazar
Notary Public, State of Texas

The State of Texas § (Acknowledgment)

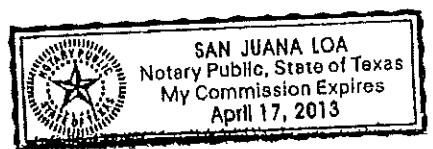
This instrument was acknowledged before me this 3 day of September, 2009, by MAYRA DENISE GARCIA.



San Juana Loa
Notary Public, State of Texas

The State of Texas § (Acknowledgment)

This instrument was acknowledged before me this 3 day of September, 2009, by MIGUEL RIOJAS.



San Juana Loa
Notary Public, State of Texas

Initial *BJ* Initial *M. R. Jones*

Chapter 232 Texas LGC Application

APPLICATION NO:
1-15194
Sep. 8, 2017

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

M7017-00-000-0007-00

[1] OWNER: GARCIA, MAYRA D.
RIOJAS, MIGUEL
3216 MELISSA ST.
MERCEDAS TX 78570

[7] LEGAL DESC./NAME OF SUBDIVISION
MT. ZION LOT 7

Telephone No.

LOCATION: 0 DILLON & ALBERTA

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[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.: \$60,000

[5] SIZE OF STRUCTURE: 1,224 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

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

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
SETBACKS FRONT:25' REAR:30' SIDES:7'
MIN. ELV. ABOVE TOP OF CURB 18"

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 09252 Pct: 0

Community No.: 480334

Certification of Elevation
Required: _____ YES NO _____ BFE

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

Leon Rojas
Prepared by 9/8/17
Date

Leon Rojas
Approved by 8/4/17
Date

[Signature]
Signature of Owner or Applicant 9/8/17
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

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: 1-15199

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: Robert Puga

Address: 5705 Azul St
Mercedes, TX
78570

Phone: 956 532 7589

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

Water Supplier: NAWS

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

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

regarding the land described as: Cielo Azul ^{unit} #5 lot-151

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 3/5/04);

(verified by [Signature]);
Alex Arkins

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

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: 1-15199

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: Robert Puga
Address: 5707 Azul St
Mercedes, TX 78570
Phone: 956 532 7589

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

Cielo Azul Unit #5 lot-151

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)

9/11/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/11/17
Date

[Signature]
County Official

WARRANTY DEED WITH VENDOR'S LIEN

DATE: September 09, 2015

GRANTOR : Cielo Azul Partnership

GRANTOR'S MAILING ADDRESS: 2601 E. Mile 3 Rd.
Palmhurst, Hidalgo County, Texas 78574

2645136

GRANTEE: Robert Gene Puga

GRANTEE'S MAILING ADDRESS: 6416 Mile 2 1/2 W Rd.
Mercedes, Texas 78570

CONSIDERATION: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Thirty-One thousand and NO/100 Dollars (\$31000.00). 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 Mark Twenhafel, Trustee.

PROPERTY (including any improvements):

Lot One hundred Fifty-One (151), Cielo Azul Subdivision Unit No. 5, Hidalgo County, Texas, according to the map and plat of record in Volume 44, Page 128-130, Map Records of HIDALGO County, Texas;

RESERVATIONS FROM CONVEYANCE:

SAVE AND EXCEPT all oil, gas and other minerals, all geothermal energy, and wind energy and further SAVE AND EXCEPT (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.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

As shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments other than conveyances of the surface fee estate, that affect the Property; and taxes for 2015 which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 heir, 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.
Restrictions: See Exhibit A

Those reservations and exceptions on Exhibit A attached hereto and made a part hereto for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee,

Affected Property Owners, and their successors and assigns forever.

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.

Grantee accepts the herein described 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 (1) the condition the property or any element thereof, including, without limitation, warranties related to environmental conditions, suitability for habitation, merchantability or fitness for a particular purpose; (2) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, development potential or otherwise; (3) all warranties created by affirmation of fact or promise by any description of the property; and (4) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

Cielo Azul Partnership

BY: *Harold D. Munal*

Harold D. Munal Partner

STATE OF TEXAS))

COUNTY OF HIDALGO))

This instrument was acknowledged before me on the 9th day of September, 2015 by Harold D. Munal Partner



Angelica Hernandez

Notary Public, State of Texas

Notary's name (printed) : ANGELICA HERNANDEZ

Notary's commission expires : 10-18-16

BUYER'S ACCEPTANCE OF DEED
09-09-2015

The undersigned buyer(s) hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges the same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

Robert Gene Puga

Robert Gene Puga

AFTER RECORDING RETURN TO :
Harold Munal
2601 E. Mile 3 Rd.
Palmhurst, Texas 78574

EXHIBIT "A"

SUBJECT TO :

1. Subject to Subdivision regulations of the County of HIDALGO, State of TEXAS/FEMA/County of HIDALGO Floodplain Administrator and/or Zoning and Building and or Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
2. Easements and reservations, minimum floor elevations, utility easements, building set back lines, etc. and other requirements as set forth on the subdivision plat of record in Volume 44, Page 128, 129 and 130 Map Records of HIDALGO County, TEXAS.
3. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo and Cameron Counties Water Control District No. 9.
4. All visible and apparent easements on or across subject property.
5. Rights of Parties in Possession.
6. Standby Fees, Taxes and assessments by any taxing authority for the year 2015 and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
7. Oil, Gas, and Mineral Leases, mineral severances and other instruments and conveyances that affect the property.
8. All recorded restrictions, reservations covenants, conditions, and other instruments that affect the property.
9. All discrepancies, conflicts or shortages in area or boundary lines.
10. Easement, right-of way, and prescriptive rights, whether of record or not.
11. All rights, obligations, and other matters emanating from or existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District or other applicable government district, agency, or authority.
12. 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. Subdivision regulations of the county of HIDALGO and/or Ordinances or government regulations of City holding extra-territorial jurisdiction of said property.
14. Building Restrictions dated August 10, 2004, executed by Cielo Azul Partnership, filed for record in the office of the County Clerk of Hidalgo County, Texas, under clerk's File No. 1370101.

AFTER RECORDING RETURN TO :

Harold Munal
2601 E. Mile 3 Rd.
Palmhurst, Texas 78574

Chapter 232 Texas LGC Application

APPLICATION NO:
1-15199
Sep. 11, 2017

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

C4435-05-000-0151-00

[1] OWNER: PUGA, ROBERT GENE

[7] LEGAL DESC./NAME OF SUBDIVISION
CIELO AZUL UT 5 LOT 151

6416 MILE 2 1/2 W RD
MERCEDES, TX 78570

Telephone No. 532-7589

LOCATION: 0 FM 1015 & ML 11

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD

[10] EST. COST OF CONST.: \$6,000

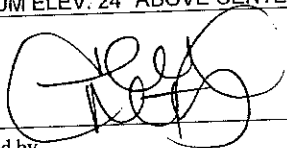
[5] SIZE OF STRUCTURE: 840 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

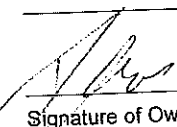
[6] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
FRONT:25' BACK:40' SIDE:6' CORNER SIDE: 15'
MINIMUM ELEV. 24" ABOVE CENTER LINE OF STREET


Prepared by _____ Date 9/11/17

Leonel Najera
Approved by _____ Date 9/16/17


Signature of Owner or Applicant _____ Date 9/11/17

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

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

[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.