

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	David Villanueva	4-17233
2.	Celina Cavazos & Eric H. Guerrero	4-76
COMM. COURT: NOVEMBER 7, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-74

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: Celma Cuevas

Address: 8234 Cardinal Bay St.
Edcouch Tx.

Phone: 956-292-5188

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		27568
Date Approved:	1 / 1	10/31/17

Water Supplier: North Alamo

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

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

regarding the land described as: Cardinal Bay lot #18

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 1/12/01)

(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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-76

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: Celina Cavazos

Address: 8234 Cardinal Bay
Edcouch Tx

Phone: 956-292-5188

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

Cardinal Bay lot #18

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Celina Cavazos
Requesting Party (Signature)

10-31-17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/31/17
Date

[Signature]
County Official

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN



Date: August 1, 2015

Grantor: Reinhold Schamberger, not joined herein by my spouse as the property herein described it not now and has never constituted any part of our homestead

Grantor's Mailing Address:
P.O. Box 721052
McAllen, Texas 78504

Grantee: Eric H. Guerrero and Celina A. Cavazos

Grantee's Mailing Address (including county):
20416 Jeannie Street
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-Four Thousand Five Hundred Eighty Dollars and No Cents (\$34,580.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Robert Geissler, Trustee.

Property (including any improvements):

Lot(s) 18, Cardinal Bay Subdivision, as shown by the map or plat thereof recorded in Volume 37, Pages 31-33 of the Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, and other matters shown on the plat of Cardinal Bay Subdivision recorded in the Map Records of Hidalgo County, Texas.
12. Grantor reserves an easement to enter into the property for the purpose of enforcing the provisions of the Deed of Trust with regard to the installation of on-site sewer facility or sanitary service connections or additional water connection not presently on the property. For purposes of determining Grantor's rights to exercise this easement, a written determination by any official, agency or department of the United States, the State of Texas or any political subdivision or special district thereof that the property is not in compliance with any law, ordinance or regulation shall be deemed to be conclusive of the fact, and shall entitle Grantor to enter the property under this easement.

The Property shall be held, sold and transferred, conveyed and occupied subject to the covenants, conditions, restrictions, easements, uses, privileges, charges and liens hereafter set forth, all of which shall be binding on all parties having or acquiring any right, title and interest therein and shall inure to the benefit of each Owner:

1. No Lot shall be used except for residential purposes and only one single family detached dwelling may be located on any single lot;
2. No residence shall be constructed on any Lot until all necessary building permits and licenses have been obtained by the owner of the Lot;
3. No residence can be occupied until (i) potable water and electricity have been fully installed to the residence; (ii) the residence shall have at least one working restroom in the residence, which is tied into an underground septic tank (no outdoor toilets are allowed); and (iii) the exterior of any residence must be complete, including the installation of all doors and windows to the residence.
4. No noxious or offensive activity shall be carried on upon any of the Lots. The use and discharge of pistols, rifles, shotguns and other firearms on any part of the Subdivision is prohibited.
5. All pets must be maintained within the perimeter of a Lot; if necessary, through the installation of a fence. No farm animals, livestock, or poultry of any kind shall be raised, bred or maintained on the Lot.
6. No Lot shall be used or maintained as a dumping ground for rubbish, trash, junk garbage or other waste material.
7. Each owner must keep his or her Lot reasonably clean and neat and the grass cut. Automobiles not in working order shall be parked behind the residence, as well as all equipment, building materials and other property of Owner. All clotheslines, satellite dishes or receivers shall be placed or installed in the rear of the residence (out of sight, if possible). No overnight street side parking will be permitted.
8. These restrictions and agreements are to run with the Property for twenty-five (25) years from the date this instrument is first recorded. These restrictions shall be automatically extended for successive periods of 10 years each, unless an instrument signed by a majority of the owners of the Lots has been recorded, agreeing to change, amend or cancel said restrictions in whole or in part.
9. The restrictions set out herein are for the benefit of the Owner and its successors and assigns and equally for the benefit of any subsequent owner of a Lot or Lots in the subdivision and his heirs, executors, administrators and assigns. Accordingly, all of such restrictions shall be constructed to be covenants running with the land, enforceable at law or in equity by any one or more of said parties.
10. Invalidation of any one or more of these restrictions by judgement or court order shall not affect the enforceability or the balance of such restrictions.
11. No building or other structure shall be constructed or located nearer than six feet to the side property line, except where the side abuts a street in which case the side setback line shall be ten feet or the street easement line, whichever is greater; twenty-five feet from the front property line; and forty feet from the rear property line. If two or more lots, or fractions thereof, are consolidated into a single building site these setback provisions shall be applied to such resultant building site as if it were one original, platted lot.
12. The minimum floor elevation for any residence placed or constructed on the property line shall be at least 18" above the centerline of the street abutting the lot;
13. No buildings shall be constructed over any easement or lot line.
14. No fill or permanent structures shall be allowed within any swale or utility easements. Each drainage easement shall be kept clear of fences buildings, plantings and other obstructions that would interfere with the operation and maintenance of the drainage swales.
15. Each lot shall have a fifteen foot wide public utility easement and a 20 foot drainage easement running along the rear of the lot.
16. There shall be no entrance or exit from F.M 2812 for lots 1-15. All egress and ingress to such lots shall be from Cardinal Bay Street.
17. Each owner of lots 1 through 15 shall be responsible for maintaining the chain link fence along the rear of such owner's lot.

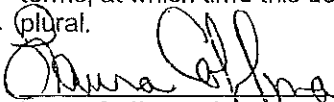
SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute. When the context requires, singular nouns and pronouns include the plural.




Laura Coffman, Agent and Attorney-In-Fact
for Reinhold Schamberger

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1st day of August, 2015, by Laura Coffman, Agent and Attorney-In-Fact for Reinhold Schamberger

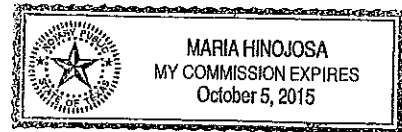


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Reinhold Schamberger
P.O. Box 721052
McAllen, Texas 78504

Software by ReMerge-It.com
(956) 630-9401
www.ReMerge-It.com





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-76
Receipt No.: 000262
C1621-00-000-0018-00

- GUERRERO ERIC H & CELINA A CAVAZOS
20416 JEANNIE STREET
EDINBURG, TX 78542
(956) 292-5188
(956) 292-5188
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 1000Sq.Ft.
 - [5] Legal Description: CARDINAL BAY LOT 18
 - [6] Location: FM 493 & FM 2812
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$1800
 - [10] Flood Zone: Zone X

Community Panel Number: 480334 0350C
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 40', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-76
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.0
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier

Date

10/31/17

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN ADMINISTRATOR INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

10-31-17
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-17233

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: David Villanueva

Address: 4922 S Cesar

Chavez Rd Edinburg

TX 78542

Phone: 956 739 0154

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u> Authorized Signature	<u>R Rio</u> Authorized Signature
Inspection/Permit No:		<u>51433</u>
Date Approved:	<u>1 1</u>	<u>10 150 117</u>

Water Supplier: N.A.W.S

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

Account/ESI No.: 10032789499610495
[] Temporary Pole [] Permanent Service

regarding the land described as:

Cune & Curry Lot #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

- 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;
- 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 01-07-97);

(verified by [Signature]);

(verified by R Rio);
11-30-17

(verified by R Rio);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-17233

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: David Villanueva

Address: 4922 S Cesar Chavez Rd

Edinburg TX 78542

Phone: 956 739 0154

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

Curva and Curry Lot 2 615 Cowboy Dr Edinburg TX

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

David Villanueva
Requesting Party (Signature)

10/30/17
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/30/17
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-17233
Sep. 8, 2017

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

C9830-00-000-0002-00

[1] OWNER: VILLANUEVA, DAVID
4922 S CESAR CHAVEZ RD
EDINBURG, TX 78542
Telephone No. 739-0154

[7] LEGAL DESC./NAME OF SUBDIVISION
CURVE & CURRY
LOT # 2

LOCATION: 0 CURVE & CURRY

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

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

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

[5] SIZE OF STRUCTURE: 980 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
568755 NO

[6] USE OF BUILDING: RES.MH.ZONE.B

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 35' . 18" ABOVE CNTL OF ST

FOR COUNTY USE ONLY
APPLICATION FEES

Maria Cerda
Prepared by

09/08/17
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [] Water []

Gilberto Medina
Approved by

09/10/17
Date

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

Community No.: _____

Certification of Elevation
Required: NO YES NO BFE

D.L.V.
Signature of Owner or Applicant

9-8-17
Date

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

[NOTICE]

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

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

CLOSER

SV

GF#

202782

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: July 31, 2017

Grantor: Mariana Lopez, a single person

Grantor's Mailing Address:

16100 S Great Oaks, Unit 4001
Round Rock, Texas 78681
Williamson County

Grantee: David Villanueva, a single person

Grantee's Mailing Address:

615 Cowboy Dr.
Edinburg, Texas 78542
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Security Service Federal Credit Union, in the principal amount of THIRTY FOUR THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$34,200.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Security Service Federal Credit Union and by a first-lien deed of trust of even date from Grantee to Ruth W. Garner, Trustee.

Property (including any improvements):

Lot 2, of CURVE AND CURRY SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 32, Page 5, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Right of way easement granted to North Alamo Water Supply Corporation, by Williford F. Lee, et al, dated April 24, 1978, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1603, Page 181, Deed Records Hidalgo County, Texas.
- B. A twenty foot (20') drainage swale easement along the West line of the subject land according to the Map or Plat thereof, filed for record in Volume 32, Page 5, Map Records Hidalgo County, Texas.
- C. A fifteen foot (15') utility easement along the East fifteen feet (15') of the West thirty-five feet (35') of the subject land according to the Map or Plat thereof, filed for record in Volume 32, Page 5, Map Records Hidalgo County, Texas.

- D. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 32, Page 5, Map Records Hidalgo County, Texas.
- E. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.
- F. Easements or claims of easements which are not a part of the public record.
- G. A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 32, Page 5, Map Records of Hidalgo County, Texas.
- H. Minimum Setback Line along the rear shall be 20% of Lot Depth of said property as shown on plat recorded in Volume 32, Page 5, Map Records of Hidalgo County, Texas.
- I. A seven foot (7') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 32, Page 5, Map Records of Hidalgo County, Texas.
- J. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from L.D. Morrisett and wife, Pearl Morrisett to Joe G. Gibson, dated March 2, 1966, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 306, Page 821, Oil and Gas Lease Records Hidalgo County, Texas.
- K. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Pearl T. Morrisett, Individually and as Independent Executrix of the Estate of L.D. Morrisett, Decea to Wilford F. Lee, et al, dated March 30, 1973, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1358, Page 657, Deed Records Hidalgo County, Texas.
- L. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on September 11, 1996, under Clerk's File No. 549681, and amended and filed on January 16, 1997, under Clerk's File No. 573310, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- M. Standby fees, taxes and assessments by any taxing authority for the year 2017 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Security Service Federal Credit Union, 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 superior title to the Property are retained for the benefit of Security Service Federal Credit Union and are transferred to Security Service Federal Credit Union without recourse against Grantor.

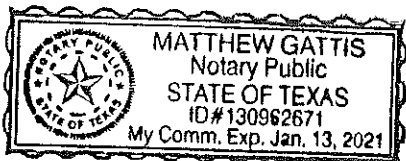
When the context requires, singular nouns and pronouns include the plural.

Mariana Lopez
Mariana Lopez

STATE OF Texas)

COUNTY OF Williamson)

This instrument was acknowledged before me on July 27, 2017, by Mariana Lopez.



Matthew Gattis
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GF#202788 BV
WINGATE LAW OFFICES, PLLC
7000 NORTH 10TH STREET
2ND FLOOR, STE. C5
McALLEN, TEXAS 78504
(TTLEDOCS\202788-WDVL\ag)

AFTER RECORDING RETURN TO:

David Villanueva
615 Cowboy Dr.
Edinburg, Texas 78542