

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Paul Dorado	4-17056
2.	Rosbel Gonzalez	4-16944
3.	Juan J. Rodriguez	4-17061
	COMM. COURT: NOVEMBER 28, 2017	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> 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: 4-17056

### 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: Paul Dorado

Address: 20021 Follow Ln  
Edinburg TX 78542

Phone: 956-340-3847

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>51381</u> <u>11/15/2017</u>

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 324409-001  
 Temporary Pole     Permanent Service

regarding the land described as:

lot 440B, phase 4 Los Venados Sub

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 9/22/04);

(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



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T.J. Arredondo, CFM  
Director of Planning

Application No: 4-17056

### 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: Paul Dorado

Address: 20021 Follow Ln

Edinburg TX 78542

Phone: 956 340 3847

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

Lot 440B, phase 4, Los Venados Sub

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

11/15/17  
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:

11/22/17  
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

Date: June 2, 2017

Grantor: JUAN ANGEL BARRIENTOS and wife, MARIA TRILLAYES BARRIENTOS

Grantor's Mailing Address (including county): 1623 Lookout  
Edinburg, Texas 78541  
Hidalgo County, Texas

Grantee: PAUL BLANCO DORADO, DBA DORADO'S DESIGNS & CONSTRUCTIONS

Grantee's Mailing Address (including county): 2227 Links Dr.  
Edinburg, Texas 78542  
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):

Lot Four Hundred Forty "B" (440B), LOS VENADOS SUBDIVISION PHASE IV, Hidalgo County, Texas, as per resubdivision map or plat thereof recorded in Volume 53, Pages 40-43, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 1220191, Clerk's File No. 1229132, Clerk's File No. 1253996, Clerk's File No. 1326322, Clerk's File No. 1349572, Clerk's File No. 1405101, Clerk's File No. 1465875, Official Records and Volume 53, pages 40-43, Map Records, Hidalgo County, Texas.

Mineral reservation as set forth in instruments dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records, dated November 12, 2002, recorded under Clerk's File No. 1142561 and dated July 20, 2004, recorded on August 4, 2004, under Clerk's File No. 1366173, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandums of Oil and Gas Lease dated November 17, 2005, recorded under Clerk's File No. 1576041, dated February 1, 2006, recorded under Clerk's File No. 1587827, 1602909, 1611001, dated March 10, 2006, recorded under Clerk's File No. 1605424, 1605425, 1605426, 1605952, dated March 25, 2006, recorded under Clerk's File No. 1641790, 1654167, 1654168, dated September 18, 2006, recorded under Clerk's File No. 1683992, 1683993, dated September 22, 2008, recorded under Clerk's File No. 1683994, dated September 15, 2006, recorded under Clerk's File No. 1685207, dated December 26, 2006, recorded under Clerk's File No. 1715422, dated December 14, 2006, recorded under Clerk's File No. 1721012, dated December 15, 2006, recorded under Clerk's File No. 1726777, dated August 27, 2007, recorded under Clerk's File No. 1808751, dated June 1, 2007, recorded under Clerk's File No. 1842934, dated December 5, 2007, recorded under Clerk's File No. 1850115, 1859700 and 1859701, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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

Reservation of water rights and/or other rights if any, as set forth in instrument dated February 24, 2016, recorded under Clerk's File No. 2289356, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and/or other rights, if any, as set forth in instrument dated August 10, 2007, recorded under Clerk's File No. 1796325, Official Records, Hidalgo County, Texas.

Right of First Refusal as set forth in instrument dated February 24, 2016, recorded under Clerk's File No. 2289356, Official Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of Property Owners' Association to secure payment of assessments, as set forth in instrument(s) dated July 11, 2003, recorded under Clerk's File No. 1220191, dated October 1, 2003, recorded under Clerk's File No. 1253996, dated April 22, 2004 recorded under Clerk's File No. 1326322, dated June 22, 2004, recorded under Clerk's File No. 1349572 and dated November 17, 2004, recorded under Clerk's File No. 1405101, Official Records, Hidalgo County, Texas.

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

Minimum floor elevation; fifty foot (50') minimum setback line along the front; fifteen foot (15') minimum setback line along the rear; ten foot (10') minimum setback line along the sides; fifteen foot (15') utility easement along the West side; ten foot (10') electrical and utility easement along the North and South sides, as per map or plat thereof recorded in Volume 53, Pages 40-43, Map Records, Hidalgo County, Texas.

Taxes 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.

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.

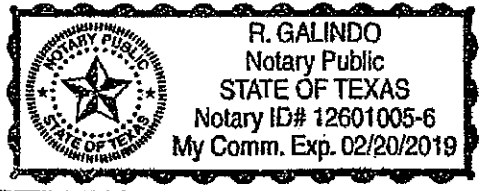
  
JUAN ANGEL BARRIENTOS


  
MARIA TRILLAYES BARRIENTOS

(Acknowledgment)

State of Texas  
County of Hdialgo

This instrument was acknowledged before me on the 2nd of June, 2017, by JUAN ANGEL BARRIENTOS and wife, MARIA TRILLAYES BARRIENTOS.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
PAUL BLANCO DORADO, DBA  
DORADO'S DESIGNS & CONSTRUCTIONS  
2227 Links Dr.  
Edinburg, Texas 78542

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 911929; NC:vm

Chapter 232 Texas LGC Application

APPLICATION NO: 4-17056 Jul. 18, 2017

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

6446-04 000-440B-00 corrected 09-13-2017

[ 1 ] OWNER: DORADO, PAUL BLANCO LINKS 2227 EDINBURG, TX 78542 Telephone No. 560-4688

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION LOS VENADOS PH IV LOT 440B

Handwritten circled 'd'

LOCATION: 0

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: BRIC

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

[ 10 ] EST. COST OF CONST.: \$175,536

[ 5 ] SIZE OF STRUCTURE: 3,312 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: #718578 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 200' SIDES 10' REAR 15' MIN.ELEV. 18" ABOVE CL OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

Signature: Gilberto Mata Date: 7/18/17 Prepared by

OTHER TOTAL AMOUNT \$30.00

Signature: Julio Ruiz Date: 7/3/17 Approved by

Light [X] Water [X] Flood Zone: NO 410334 Panel No. /Suffix: Pct: 0 Community No.: 0225B Certification of Elevation Required: YES NO BFE

Signature: Gustavo I. Garcia Date: 7/18/17 Signature of Owner or Applicant

- 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.



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956-968-4734  
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-116944

### 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: Rushel Gonzalez

Address: 3334 Mossy Oak Dr  
Edinburg, Tx 78542

Phone: 9564370536

Approved by Environmental Health:	Temporary Service	Final Service
<u>R. Rias</u> Authorized Signature		
Inspection/Permit No: <u>SEWER</u>		Authorized Signature
Date Approved: <u>11/21/17</u>		<u>1 1</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as: DH 2  
Oakland village lot # 102

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

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

yes A plat has been prepared;

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

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 04/20/05);

(verified by Mary C. [Signature]);

(verified by R. Rias);

(verified by R. Rias);

(verified by Mary C. [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 9-16944

### 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: Roshele Gonzalez

Address: 3334 Mussy Oak Dr

Edinburg, TX 78542

Phone: 956 437 0536

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

Dh2  
Oakland Village Lot #102

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

11-21-17  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) pmt 9-16944

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

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

11/21/17  
Date

[Signature]  
County Official

SIERRA TITLE  
STG/ MC GR# 3171783 Warranty Deed with Vendor's Lien

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.

Date: May 25, 2017

Grantor: L.I.C.I. LIMITED, A TEXAS LIMITED PARTNERSHIP

Grantor's Mailing Address: 1620 N. 29th St.  
McAllen, Texas 78501  
Hidalgo County

Grantee: ROSBEL BENITEZ GONZALEZ

Grantee's Mailing Address: 2023 Quail Creek, Apt. 709      112 E. Peter, Apt. #2  
Laredo, Texas 78045      Edinburg, Texas 78542  
Webb County      Hidalgo County

Consideration: TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$29,500.00) which said sum represents the first draw on that certain note in the principal amount of ONE HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED THIRTY SEVEN AND NO/100 DOLLARS (\$122,437.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

Lot 102, OAKLAND VILLAGE PHASE II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on July 26, 2004, under Clerk's File No. 1362204 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 28, 2004, under Clerk's File No. 1362892, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 22, 2005, under Clerk's File No. 1462488, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 7, 2012, under Clerk's File No. 2278769, and as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

Right-of-Way Easement dated November 5, 2002, granted by Robert Ruiz, Inc. to North Alamo Water Supply Corporation, by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 8, 2002, under Clerk's File No. 1138795.

Right-of-Way Easement granted to North Alamo Water Supply Corp., as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Electrical and Utility Easement along the South side of subject property as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

A five foot (5') Utility Easement along the North side of subject property as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.

**A five foot (5') Electrical Easement along the East side of subject property as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.**

**Easements and conditions as shown on the Map recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.**

**Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.**

**Easements, or claims of easements, which are not of public record.**

**A twenty five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.**

**A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 45, Page 169, Map Records of Hidalgo County, Texas.**

**A Rearyard Minimum Setback is twenty percent (20%) of lot depth, not to exceed forty feet (40'), as shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.**

**An eighteen foot (18') Minimum Garage Setback except where greater setback is required as shown on plat recorded in Volume 47, Page 169, Map Records, Hidalgo County, Texas.**

**Oil and Gas Leases in favor of Mellon Energy Company, recorded in Volume 9, Page 757 and Volume 362, Page 349, both in Oil and Gas Lease Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated November 12, 1981, from R. W. Shook and wife, Lorene E. Shook to Hankey Oil Company, recorded in Volume 409, Page 213, Oil and Gas Lease Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated December 29, 1981, from Robert Ruiz, Inc. to Hankey Oil Company, recorded in Volume 411, Page 369, Oil and Gas Lease Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated March 18, 1999, from Robert Ruiz, Inc. to Samson Lonestar Limited Partnership, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 13, 1999, under Clerk's File No. 773344.**

**All oil, gas, and other minerals reserved in Deed recorded in Volume 649, Page 408, Deed Records of Hidalgo County, Texas and in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas.**

**Liens for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on July 26, 2004 under Clerk's File No. 1362204 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 28, 2004, under Clerk's File No. 1362892, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 7, 2012, under Clerk's File No. 2278769.**

**No building permitted over any easements shown on plat recorded in Volume 47, Page 169, Map Records of Hidalgo County, Texas.**

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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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

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

**BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$29,500.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.**

**L.I.C.I. LIMITED, A TEXAS LIMITED  
PARTNERSHIP**

**By: L.I.C.I. MANAGEMENT, INC., A TEXAS  
CORPORATIONM, Its General Partner**

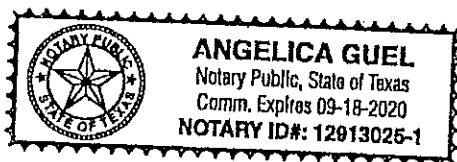
By:   
**ELIZABETH M LOPEZ, Director**

(Corporate Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 25<sup>th</sup> day of May, 2017, by ELIZABETH M. LOPEZ, Director of L.I.C.I. MANAGEMENT, INC., A TEXAS CORPORATION, General Partner of L.I.C.I. LIMITED, A TEXAS LIMITED PARTNERSHIP, on behalf of said corporation and limited partnership.

(SEAL)



Angelica Guel  
Notary Public, State of Texas

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16944

Jun. 15, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

00480-02-000-0102-00

[ 1 ] OWNER: GONZALEZ, ROSBEL
112 E. PETER APT #2
EDINBURG, TX 78542
Telephone No. 437-0536

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
OAKLAND VILLAGE PH II
LOT #102
3/11/15 S/B OK

LOCATION: 0 R. LONGORIA & WISCONSIN

[ 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.: \$133,250

[ 5 ] SIZE OF STRUCTURE: 2,050 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO
# 692415 A

[ 6 ] USE OF BUILDING: NEW RESIDENCE

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 25' SIDE 6' REAR 20' SIDE 6'
MIN. ELEV. 18" TOP OF CURVE

FOR COUNTY USE ONLY
APPLICATION FEES

Gilberto Mata 6-15-17
Prepared by Date

OTHER
TOTAL AMOUNT \$30.00
Light [X] Water [X]

Julio Ruiz 6-12-17
Approved by Date

Flood Zone: MI
Panel No. /Suffix: 480334 Pct: 4
Community No.: 0625C
Certification of Elevation
Required: YES X NO BFE

[Signature] 6-15-17
Signature of Owner or Applicant 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.



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> 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: 4-17061

### 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: Juan J Rodriguez

Address: 3301 Dextone Ave.  
McAllen Tx. 78503

Phone: (956) 330-7743

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>51331</u> <u>11 / 16 / 17</u>

Water Supplier: Edinburg

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 141063-006  
 Temporary Pole     Permanent Service

regarding the land described as:

Lot 20 Sendero Trails Ph. 1.

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 3/28/17);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-17061

### 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: Juan J Rodriguez

Address: 3301 Dextera Ave.

McAllen Tx. 78503

Phone: (956) 330-7743

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

Lot 20 Sendero Trails Ph 1.

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

11/22/17  
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:

11/22/17  
Date

[Signature]  
County Official

BV

202579

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

### GENERAL WARRANTY DEED

**Date:** June 8, 2017

**Grantor:** Portia C. Dowden-Alexander and husband, Reynold R. Alexander

**Grantor's Mailing Address:**

24414 University Ave. SPC 120  
Loma Linda, CA. 92354  
San Bernardino County

**Grantee:** Foremost Paving, Inc., a Texas corporation

**Grantee's Mailing Address:**

P.O. Box 29  
Weslaco, Texas 78599  
Hidalgo County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 20, of SENDERO TRAILS SUBDIVISION PHASE I, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 50, Pages 42 Through 49, Map Records of Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

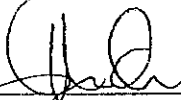
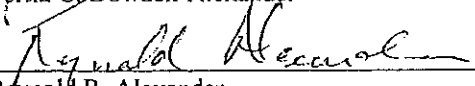
- A. Right-of-Way Easement granted by Eladia Gonzalez, a widow to the County of Hidalgo, by instrument dated August 18, 1958 recorded in Volume 922, Page 547, Deed Records of Hidalgo County, Texas.
- B. Right-of-Way Easement granted by Anita G. Gonzalez, et al to David Gonzalez, et al, by instrument dated November 7, 1975 recorded in Volume 1466, Page 411, Deed Records of Hidalgo County, Texas.
- C. Right-of-Way Easement granted to Central Power and Light Company, by instruments recorded in Volume 354, Page 364 and Volume 1644, Page 384, Deed Records of Hidalgo County, Texas.
- D. Right-of-Way Easement as shown by instrument dated May 19, 1990, recorded in Volume 2917, Page 974, Official Records of Hidalgo County, Texas.
- E. Right-of-Way Easement as shown by instrument dated March 1, 1990, recorded in Volume 2879, Page 718, and Volume 2894, Page 749, both in Official Records of Hidalgo County, Texas.

- F. A ten foot (10') Utility Easement along the South side of subject property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- G. A fifteen foot (15') Utility Easement along the North and West sides, of subject property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- H. (12.5') Utility Easement along the East side, of subject property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- I. Easements and conditions as shown on the Map recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- J. Easements, or claims of easements, which are not recorded in the public record.
- K. A one hundred fifty foot (150') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- L. A fifty foot (50') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- M. A fifty foot (50') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.
- N. All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 1466, Page 407, and Volume 1466, Page 409, Deed Records of Hidalgo County, Texas, and by instruments filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 31, 2001, under Clerk's File No. 987642, 987643, 987644, 987645, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 12, 2006, under Clerk's File No. 1674036.
- O. Lien for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 3, 2006 under Clerk's File No. 1598031, amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 20, 2007, under Clerk's File No. 1748916 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 11, 2008, under Clerk's File No. 1844746.
- P. Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 31, 2006, under Clerk's File No. 1598031, amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 20, 2007, under Clerk's File No. 1748916 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 11, 2008, under Clerk's File No. 1844746, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 22, 2014, under Clerk's File No. 2505773, and Restrictions as shown on Map recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County Texas, 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.
- Q. 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.

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

  
\_\_\_\_\_  
Portia C. Dowden-Alexander  
  
\_\_\_\_\_  
Reynold R. Alexander


*CALLER*  
STATE OF TEXAS )  
*San Benito*  
COUNTY OF HIDALGO )  
*San*

This instrument was acknowledged before me on JUNE 13, 2017, by Portia C. Dowden-Alexander.

*See Attached*  
  
\_\_\_\_\_  
Notary Public, State of Texas  
*CALLER*

*CALLER*  
STATE OF TEXAS )  
*San Benito*  
COUNTY OF HIDALGO )  
*San*

This instrument was acknowledged before me on JUNE 13, 2017, by Reynold R. Alexander.

*See Attached*  
  
\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GF#202579 BV  
WINGATE LAW OFFICES, PLLC  
7000 NORTH 10TH STREET  
2ND FLOOR, STE. C5  
McALLEN, TEXAS 78504  
(TITLEDOCS202579-WD1 ng)

**AFTER RECORDING RETURN TO:**

Foremost Paving, Inc.  
P.O. Box 29  
Weslaco, Texas 78599

ALL CAPACITY ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO

On JUNE 13, 2017 before me, TOM WILLIAMS  
(Date) (Name and title of the officer)

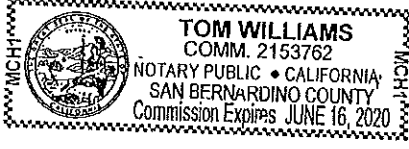
personally appeared PORTIA C. POWDEN - ALEXANDER REYNOLDS R. ALEXANDER  
(Name of person signing)

who 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.

WITNESS my hand and official seal.

Tom Williams  
Signature of officer



(Seal)

Chapter 232 Texas LGC Application

APPLICATION NO: 4-17061 Jul, 19, 2017

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

S2462-01-000-0020-00

[1] OWNER: FOREMOST PAVING, INC., P.O BOX 29 WESLACO, TX. 78599 Telephone No. 316-8911

[7] LEGAL DESC./NAME OF SUBDIVISION SENDERO TRAILS PH I LOT #20

LOCATION: 0 281 & 490

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: BRIC

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

[10] EST. COST OF CONST.: \$170,000

[5] SIZE OF STRUCTURE: 3,700 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: # 711054 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 150' SIDES 50' REAR 50' MIN.ELEV. 18" ABOVE CL OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

Gilberto Mata 7/19/17 Prepared by Date

OTHER TOTAL AMOUNT \$30.00

Julio Ruiz 7/18/17 Approved by Date

Light [X] Water [X]

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

Community No.: 0225B

Certification of Elevation Required: YES NO [X] BFE

X [Signature] 7/19/17 Signature of Owner or Applicant 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.