

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	George Olvera	4-239
2.	Claudia Y. Rodriguez Leal	4-250
3.	Abelardo Saucedo III	4-16038
	COMM. COURT: February 27, 2018	



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

RECEIVED
BY: [Signature]
Rev. 06-03-15
FEB 16 2018
HIDALGO COUNTY
PLANNING DEPT.

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-239

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

Upon the application of:

Name: George Olvera

Address: 1515 E Alberta
Edinburg TX
78542

Phone: 956-491-9837

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing</u> <u>02-16-18</u>

Water Supplier: N/A

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

Account/ESI No.: 327222-001
 Temporary Pole Permanent Service

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

WEST 35 acres of Alam. LAND & Sugar CO W 140.5585
Lot 5 Blk 52

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

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

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-239

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Gonzalo Olvera

Known to me [or proved to me in the oath of Tx DL 15100930 or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

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

Alamo land of Sugar
West 35th Street Lot #5 Block #52
5611 E. Alberta Rd Edinburg TX 78542

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

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

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

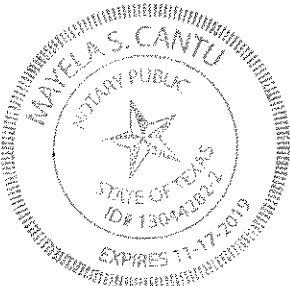
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Gonzalo Olvera (Signature)

SUBSCRIBED AND SWORN TO before me on February 15, 2018, to certify which, witnesses my hand and seal of office.



llllllllll
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GIFT DEED

2521376

Date: June 9, 2014

Grantor: Juan Olvera and wife Maria Aurora Olvera

Grantors Mailing Address (including county):

5515 E. Alberta Rd.
Edinburg, Hidalgo County, Texas 78542

Grantee: George Olvera

Grantee's Mailing Address (including county):

5515 E. Alberta Rd.
Edinburg, Hidalgo County, Texas 78542

Consideration: Gift to George Olvera

Property (including any improvements):

A tract or parcel of land out of the West 35 acres of Lot 5, Block 52, Alamo Land and Sugar Company Subdivision of Lands, Hidalgo County, Texas, said tract containing 2.169 acres, more or less, and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the South boundary line of Lot 5, Block 52, said point being 445 feet West of the Southeast corner and the Place of beginning;

THENCE, North 674.78 feet parallel with the East boundary line of Lot 5, Block 52, for the Northeast corner of this tract;

THENCE, West 140 feet parallel with the South boundary line of Lot 5, Block 52 for Northwest corner of this tract;

THENCE, South 674.78 feet to a point in the South boundary line of Lot 5, Block 52, the Southwest corner of this tract;

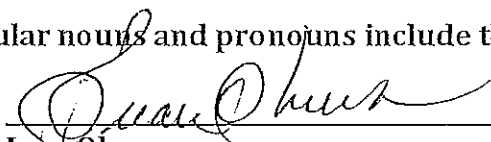
THENCE, East 140 feet with and along the South boundary line of Lot 5, Block 52 to the Place of Beginning, the tract containing 2.169 acres, more or less.

Reservations from the Exceptions to Conveyance and Warranty:

This conveyance is subject to prior mineral reservations and conveyances of record, if any; oil and gas leases of record, if any, restrictive covenants of record, if any gas leases of record, if any, restrictive covenants of record, if any; easements of record, if any; easements, rules, regulations and rights in favor of the water district, if any, in which the property is situated; easements and reservations, as shown on the recorded subdivision plat; applicable zoning and subdivision ordinances and taxes for the current year 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 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 hereby 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 any exceptions to warranty.

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



Juan Olvera

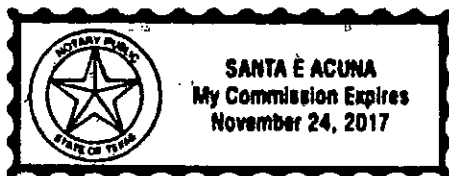


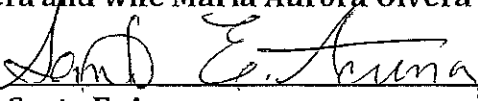
Maria Aurora Olvera

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledge before me on the 9th day of June, 2014, by Juan Olvera and wife Maria Aurora Olvera





Santa E. Acuna
Notary Public, State of Texas
My Commission expires 11/24/2017

117

WARRANTY DEED WITH VENDOR'S LIEN

66572

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

KNOW ALL MEN BY THESE PRESENTS:

THAT TRANS-TEX LAND & DEVELOPMENT CO., INC., P.O. BOX 2827, McALLEN of the County of HIDALGO and State of TEXAS for and in consideration of the sum of TEN AND NO/100'S---- (\$10.00)----DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of one certain Promissory Note of even date herewith in the principal sum of FIFTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100'S----(\$15,250.00)----DOLLARS payable to the order of TRANS-TEX LAND & DEVELOPMENT CO., INC., as therein provided and bearing interest at the rate therein specified; the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to ROBERT L. SCHWARZ, TRUSTEE have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto LOUIS BRAVO and wife, CRUZ A. BRAVO, P.O. BOX 701, SAN JUAN of the County of HIDALGO and State of TEXAS all of the following described real property in HIDALGO County, Texas, to-wit:

A tract or parcel of land out of the West 35 acres of Lot 5, Block 52, Alamo Land and Sugar Company Subdivision of Lands, Hidalgo County, Texas, said tract containing 2.169 acres, more or less, and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the South boundary line of Lot 5, Block 52, said point being 445 feet West of the Southeast corner and the Place of Beginning;

THENCE, North 674.78 feet parallel with the East boundary line of Lot 5, Block 52, for the Northeast corner of this tract;

THENCE, West 140 feet parallel with the South boundary line of Lot 5, Block 52 for the Northwest corner of this tract;

THENCE, South 674.78 feet to a point in the South boundary line of Lot 5, Block 52, the Southwest corner of this tract;

THENCE, East 140 feet with and along the South boundary line of Lot 5, Block 52 to the Place of Beginning, the tract containing 2.169 acres, more or less.

SAVE AND EXCEPT:

All the oil, gas and other minerals on, in, under or that may be produced from the above described real property.

SUBJECT TO:

Lien contained in Deed of Trust dated July 21, 1986, recorded in Volume 2321, Page 218, Official Records of Hidalgo County, Texas executed by Trans-Tex Land & Development Co., Inc. to Paul S. Moxley, Trustee for Texas State Bank, to secure note in the principal sum of \$90,000.00, which Grantor agrees to discharge in accordance with its terms and to have released at any time the note herein described is paid in full.

Easement for right-of-way granted to Hidalgo County as set forth in Volume 854, Page 232 of the Deed Records of Hidalgo County, Texas;

Rules, regulations, rights of way and easements in favor of Hidalgo County Irrigation District No. 2;

Easements and reservations as may appear upon the recorded map and dedication of said Subdivision together with oil, gas and mineral leases in current force and effect and of record.

THIS CONVEYANCE IS MADE UPON THE EXPRESS CONDITION AND UPON THE CONSIDERATION OF THE AGREEMENT BY GRANTEES HEREIN ON BEHALF OF THEMSELVES, THEIR PERSONAL REPRESENTATIVES AND ASSIGNS AND AS COVENANT RUNNING WITH THE LAND THAT NO USED OR SECOND-HAND STRUCTURES, HOUSES, OR MOBILE HOMES WILL EVER BE MOVED UPON, OR LOCATED UPON, THE PROPERTY WITHOUT THE EXPRESS WRITTEN CONSENT (IN RECORDABLE FORM) OF THE GRANTOR OR GRANTOR'S SUCCESSORS IN INTEREST; AND UPON THE FURTHER CONDITION THAT NO PIGS OR SWINE WILL EVER BE KEPT UPON THE PROPERTY AND THAT ANY OTHER LIVESTOCK, IF KEPT, MUST BE KEPT IN SUCH MANNER AS NOT TO CREATE A NUISANCE IN ANY MANNER; AND NO OUTDOOR PRIVIES OR TOILETS WILL BE PERMITTED UPON THE PROPERTY.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and I do hereby bind my successors, assigns, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said

premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and thereof, when this Deed shall become absolute.

EXECUTED this 9th day of November, A.D. 1987.

TRANS-TEX LAND & DEVELOPMENT CO., INC.

By: [Signature]
KELLY POLIS, President

THE STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on the 9th day of November, 1987 by KELLY POLIS, PRESIDENT for TRANS-TEX LAND & DEVELOPMENT CO., INC..

[Signature]
Notary Public, Hidalgo County, Texas
George N. Copeland, Notary Public

Address of Grantees:

Mr. Luis Bravo
P.O. Box 701
San Juan, Texas 78589

Mrs. Cruz A. Bravo
P.O. Box 701
San Juan, Texas 78589

PLEASE RETURN TO:

ATLAS & HALL
P.O. Drawer 3725
McAllen, Texas 78502
ATTN: Mr. E. G. Hall
(#7925-45(1) - Trans-Tex)

'88 MAY 19 AM 9 44

LLIAM, BILLY LEO
COUNTY CLERK
30 COUNTY, TEXAS

66572



Chapter 232, Texas Local Government Code

1/10/2018 1:52:24 PM

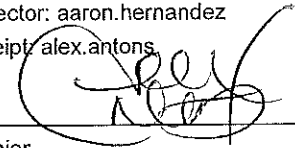
COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. 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 4-239
Receipt No.: 000946
A1800-00-052-0005-11

- OLVERA GEORGE
- 5515 E ALBERTA RD
- EDINBURG, TX 78542
- (956) 491-9837
- (956) 491-9837
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 120000Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO W140'-E585'-
S675' LOT 5 BLK 52 2.17AC NET
- [6] Location: ALAMO & ALBERTA
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$3850
- [10] Flood Zone: Zone B

Community Panel Number: 480334-0425C B-25
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUCT COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-239
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: maria.cerda
Inspector: aaron.hernandez
Receipt: alex.antons

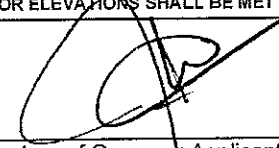


Cashier

1/10/18
Date

[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.



Signature of Owner of Applicant

1/10/18
Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
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956-318-2840
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956-968-4734
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 ④

Application No: 4-250

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

Upon the application of:

Name: Claudia Y Rds

Address: 9012 Glitter Dr.
Edinburg TX 78541

Phone: (956) 429-2347

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 1	existing 02/14/18

Water Supplier: N.A.W.S

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

Account/ESI No.: #10032789447734145
[] Temporary Pole [x] Permanent Service

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

Palm Lake Retuma lot # 16 & 17 Block # 04

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-750

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Claudia Yesenia Rodriguez Leal

Known to me [or proved to me in the oath of 201679524 or through
MAX Matricula 2021 (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

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

Palm Lake Retama Lot# 10417 Block#04

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

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

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

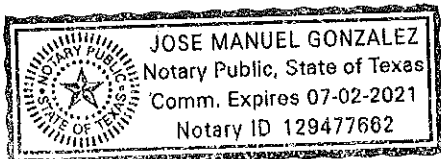
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Claudia Rd. (Signature)

SUBSCRIBED AND SWORN TO before me on January 15, 2018, to certify which, witnesses my hand and seal of office.



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

+

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

COPY

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 or your Driver's License Number.

Date: DECEMBER 1, 2017

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: CLAUDIA YESENIA RODRIGUEZ LEAL

Grantee's Mailing Address (including County):

10316 MONTE CARLO LN.
EDINBURG, TX 78541
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$34,450.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to PATRICK MOORE, Trustee.

Property (including any improvements):

LOT# 16 AND 17, BLOCK 4, PALM LAKE SUBDIVISION RETAMA, HIDALGO COUNTY, TEXAS, AS PER AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest 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 interest and payable under the lease;

SUBJECT TO Only one temporary or permanent single-family dwelling may be located on the above pair of lots, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

SUBJECT TO Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision;



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-250
Receipt No.: 000982
P0900-00-004-0016-00

- RODRIGUEZ CLAUDIA YESENIA LEAL C/O MAYRA
RODRIGUEZ
9012 GLITTER DR
EDINBURG , TX 78541
(956) 429-2347
(956) 429-2347
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 29 Residential, move in or relocated building
 - [4] Size of Structure: 480Sq.Ft.
 - [5] Legal Description: PALM LAKE RETAMA LOT 16&17 BLK 4
 - [6] Location: SEMINARY RD & CACTUS RD
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$8495
 - [10] Flood Zone: Zone X

Community Panel Number: 480334 0325 D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-250
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: maria.cerda


Cashier

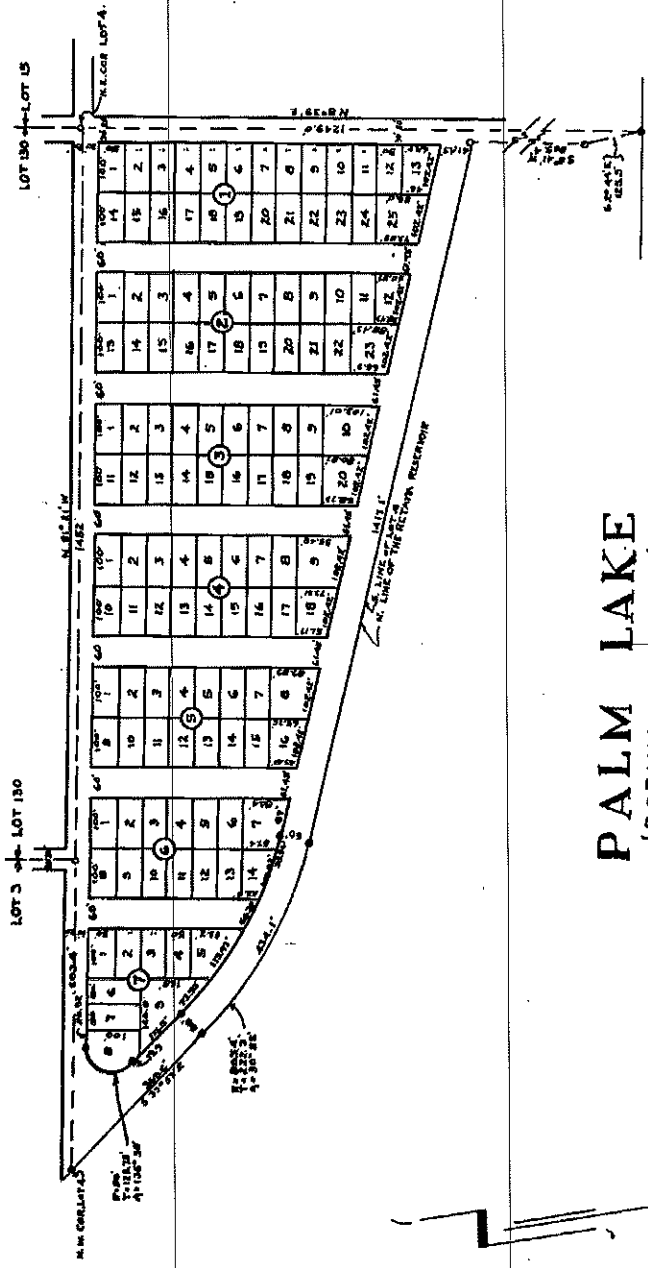
01/12/18
Date

[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.

Maura Rodriguez
Signature of Owner or Applicant

01/12/18
Date



PALM LAKE
(RETAMA RESERVOIR)

I, C. L. Fabian, Licensed Land Surveyor,
do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number 4 of Seminary Heights, A subdivision of lands out of the East Retama Subdivision, San Salvador del Tule Grant, Hidalgo County, Texas.

State of Texas,
County of Hidalgo,
I, Mike E. George, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated thereon.

Subscribed and sworn to before me this 18 day of February, A. D. 1948.

MAP OF THE
PALM LAKE SUBDIVISION
OF LOT 4 OF SEMINARY HEIGHTS,
A SUBDIVISION OF A PART OF THE EAST RETAMA SUBDIVISION
OUT OF THE RETAMA PASTURE, SAN SALVADOR DEL TULE GRANT,
HIDALGO COUNTY, TEXAS.

PREPARED BY
C. L. FABIAN
LICENSED LAND SURVEYOR
MC ALLEN, TEXAS.

DATE: JANUARY 27, 1948.

SCALE: 1" = 200'



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 234

Application No: 4-16038

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

Upon the application of:

Name: ABELARDO SANCEDA

Address: 7010 E MILE 17 RD
EDINBURG TX 78542

Phone: 210-204-5011

Approved by	Temporary Service	Final Service
Environmental Health:		
Inspection/Permit No:	Water on	Authorized Signatures
Date Approved:	<u>2/21/18</u>	<u>2/21/18</u>

Water Supplier: NAWSC

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

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

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

Tower Subdivision lot #11

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Edinburg, Texas 78542
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956-318-2844

Precinct No.1 Substation
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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: 4-16038

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Abelardo Saucedo

Known to me [or proved to me in the oath of #19370115 TR DL or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

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

Tower subdivision lot #11"

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

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

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

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

-OR-

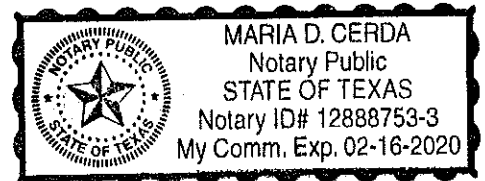
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on 02/15, 2018, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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 OR YOUR DRIVER'S LICENSE NUMBER.

GIFT WARRANTY DEED

Date: June 22, 2017

Grantor: Jose Palma and wife, Maria de la Luz Palma

Grantor's Mailing Address: (including county)

Jose Palma and Maria de La Luz Palma
7010 E. Mile 17 Rd.
Edinburg, Hidalgo County, Texas 78542

Grantee: Michelle Palma and spouse Abelardo Saucedo, III
7010 E. Mile 17 Rd.
Edinburg, Hidalgo County, Texas 78542

Consideration: For the love Grantors have for their daughter, Michelle Palma and her husband, Abelardo Saucedo, III.

Property (including any improvements):

Lots Eleven (11) **TOWER SUBDIVISION**, near the City of San Carlos, Hidalgo County, Texas, said Subdivision according to the map thereof recorded in Volume 19, Page 141, Map Records of Hidalgo County, Texas.

Reservations and Conveyance to Exceptions and Warranty:

1. All restrictive covenants affecting the above described property, but the Company guarantees that any such restrictive covenants have not been violated so as to affect, and that a future violation thereof will not affect the validity or priority of the mortgage hereby insured.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachment, or any overlapping of improvements which correct a survey would show.
3. Taxes for the year 2017 and subsequent years.
4. Usury or claims of usury
5. Any right of rescission contained in any Consumer Credit Protection or Truth in Lending law.
6. Easements and reservations for streets, alleys, and utilities, as may be reflected by the map and plat or record in Volume 19, Page 141 Map Records of Hidalgo County, Texas.
7. Save and except all oil, Gas, and other minerals.
8. Oil and Gas Lease dated March 19, 1951, executed by A. P. Martinez and wife, Josefina A. de Perales Martinez to Union Producing Company, recorded in Volume 116, Page 544, Oil and Gas Records of Hidalgo County, Texas.
9. Water Service Agreement dated March 29, 1977, executed by North Alamo Water Supply Corporation to Holzem Constructions Company, Inc. recorded in Volume 1530, Page 938, Deed

Records of Hidalgo County, Texas.

Grantors, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance, and warranty, grants, sells and conveys to Grantee the property, together with all 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 conveyance and warranty.

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

NO TITLE EXAMINATION OR TAX EXAMINATION WERE REQUESTED NOR PERFORMED IN CONNECTION WITH THE HEREIN DESCRIBED PROPERTY. THE PREPARER OF THIS DOCUMENT EXPRESSES NO OPINION AS TO THE TITLE OR TAXES TO THE PROPERTY.

Jose Palma
JOSE PALMA

Maria de la Luz Palma
MARIA DE LA LUZ PALMA

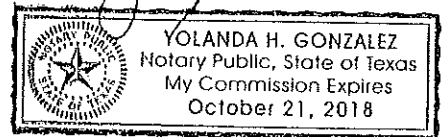
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 22ND day of June, 2017 by:

JOSE PALMA and his spouse, MARIA DE LA LUZ PALMA.

Yolanda H. Gonzalez
Notary Public, State of Texas



After recording please return to:
Michelle Palma and Abelardo Saucedo, III
7010 E. Mile 17 Rd.
Edinburg, Texas 78542

Prepared in the Law Offices of:
Willie McAllen
2102 W. University Dr.
Edinburg, Texas 78539

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16038

Sep. 23, 2016

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

T6200-00-000-0011-00

[1] OWNER: PALMA, JOSE

7010 E. MILE 17 RD
EDINBURG, TX 78542

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION

TOWER LOT 11
210-204-5011

LOCATION: 0 TOWER & 107

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

[10] EST. COST OF CONST.: \$150,000

20-MOBILE HOMES

[5] SIZE OF STRUCTURE: 3,050 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

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

AH-25 @

Prop. Id. 305990

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDES:6'

MINIMUM ELEV. AS PER ELEVATION CERTIFICATE

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: MI 480334 Pct: 2
Panel No. /Suffix:

Community No.: 0325D

Certification of Elevation
Required: YES NO BFE

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

Prepared by

Date

Julio Ruiz
Approved by

Date

Signature of Owner or Applicant

Date

[NOTICE]

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

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

MAP OF

TOWER SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE NORTH 20.0 ACRES
OF LOT 12, SECTION 254, TEXAS-MEXICAN RAILWAY
COMPANY SURVEY, HIDALGO COUNTY, TEXAS

27461

FILED FOR RECORD THIS DATE
1976 Oct 27 A.M.

6:07 8:576

SARTIS SALDANA

Surveyor

CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY
THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF
THE PLATS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY
DIRECTION.

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
MAY 11, 1976
JOB NO. 760287

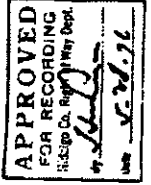


19-11-111

Recorded in Book
at the main records of Hidalgo
County, Texas
Charles L. Melden
Public Surveyor

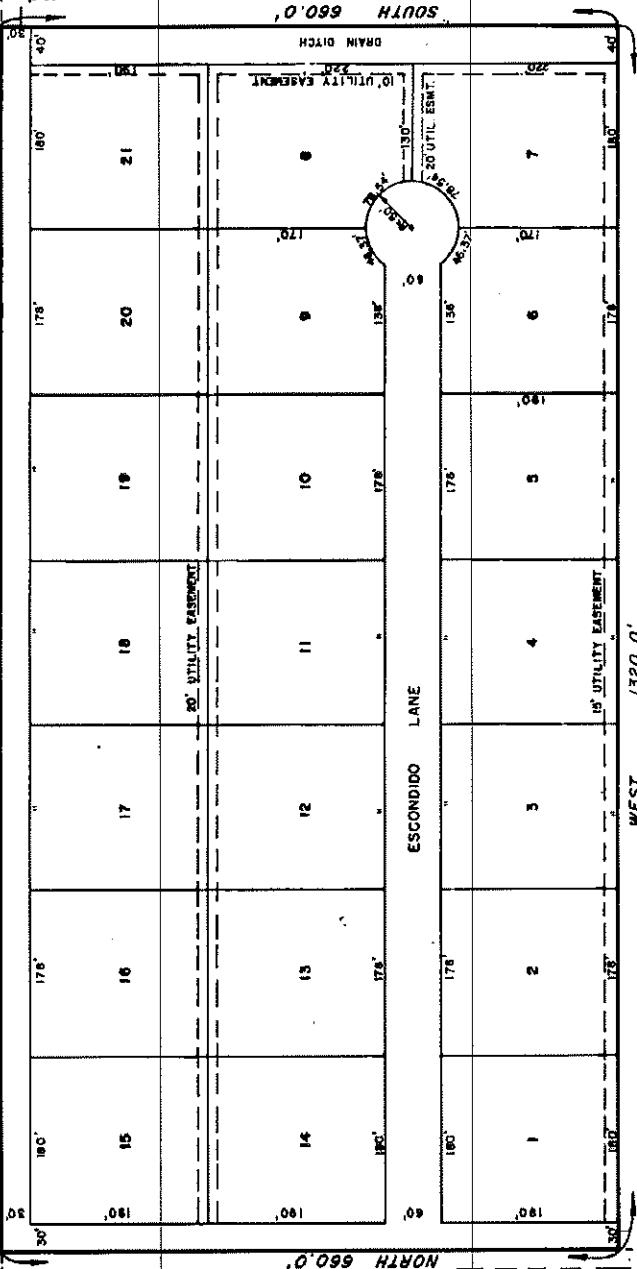
APPROVED FOR RECORDING

Jim Holzem
1976
Salis Lopez



NE COR.
LOT 12, SEC. 254

1/4 MILE 17 NORTH



STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT JIM HOLZEM, OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE AND CONFIRM THE ACCOMPANYING MAP AND DOES
HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM HOLZEM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN
EXPRESSED,
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13th DAY OF May, A.D., 1976.

JIM HOLZEM, OWNER
Jim Holzem

Thomas Lopez
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, ON THIS THE 20th DAY OF May, A.D., 1976.

Richard Alvarado
PRESIDENT

ATTEST:
[Signature]
SECRETARY