

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Javier Flores	4-345
2.	Sylvia Zarate c/o Emma D. Zarate	4-171
3.	Richard A. Garza GARCO, LTC TORDILLO VEGAS RANCHES, LOTS 1-8	BLANKET COVER
4.	Carlos G. Leal Jr. dba CARKRIS L.P. LAS COMADRES #4 SUBDIVISION, LOTS 1-50	BLANKET COVER
	COMM. COURT: MARCH 13, 2018	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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: 4-345

### 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: Javier Flores

Address: 4418 Fudge ST  
Edinburg, TX

Phone: (559) 308-1311

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>3 / 2 / 18</u>

Water Supplier: NAWS

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

Account/ESI No.: 10032789421768

[X] Temporary Pole [ ] Permanent Service

10032789429641768

regarding the land described as:

Texas Est. lot # 63

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

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

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

(Date approved 12-18-12);

(verified by Maria Lopez);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

(verified by \_\_\_\_\_);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-345

### 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: Javier Flores

Address: 4418 Fudge ST  
Texas Estate Lot # 63

Phone: (559) 308-1311

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

Texas Estates Lot # 63, 4418 Fudge ST. Edinburg 78542

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

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

Javier Flores  
Requesting Party (Signature)

3/2/2018  
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:

03/11/18  
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.**

**Assumption Warranty Deed**

**Date:** July 7, 2017

**Grantor:** ARACELI RAMIREZ, a single person

**Grantor's Mailing Address:**

4417 Beth Dr.  
Edinburg, Hidalgo County, Texas 78542

**Grantee:** JAVIER FLORES, a single person

**Grantee's Mailing Address:**

5409 Gonzalez St.  
Edinburg, Hidalgo County, Texas 78542

**Consideration:**

Cash consideration paid to Grantor by Grantee and Grantee's assumption of **THIRTY-FIVE THOUSAND SEVEN HUNDRED TWENTY-FIVE AND 13/100THS DOLLARS (\$35,725.13)** of the unpaid principal and earned interest on the note in the original principal sum of **THIRTY-SIX THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$36,400.00)** dated January 15, 2016, executed by ARACELI RAMIREZ, and payable to the order of **ENBEN SOUTH TEXAS, a Texas limited partnership**. The note is secured by a Deed of Trust dated January 14, 2013, to **SUELEMA LUNA, Trustee**, recorded under Document Number 2016-2679381, Official Records, Hidalgo County, Texas. The note is further secured by a vendor's lien retained in a deed dated January 15, 2016, from **ENBEN SOUTH TEXAS, a Texas limited partnership**, to Grantor, recorded under Document No. 2016-2679380, Official Records Hidalgo County, Texas. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. This agreement of assumption is evidenced by Grantee's execution of a recorded assumption agreement of even date herewith.

**Property (including any improvements):**

All of Lot 63, TEXAS ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Document Number 2368831, Official Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

1. Restriction that there be no more than one single family detached dwelling per lot and restrictions for minimum finish floor elevations and set back lines as set out on the plat of said Subdivision on file at Clerk's Document No. 2369909, Map Records, Hidalgo County, Texas, together with all other restrictions of record.
2. Right of way easement as shown by instrument dated February 5, 1945, recorded in Volume 544, Page 614, Deed Records of Hidalgo County, Texas.
3. Pipeline easement in favor of Tennessee Gas Transmission Company as shown by instrument dated April 4, 1950, recorded in Volume 687, Page 378, Deed Records, and amended by instrument dated April 3, 1930, filed May 18, 2000, under Document Number 873693, Official Records Hidalgo County, Texas.
4. All oil, gas, and other minerals reserved in deed dated September 1, 1966, recorded in Volume 1157, Page 966, Deed Records, and dated July 15, 2004, filed August 4, 2004, under Document Number 1365675, Official Records, Hidalgo County, Texas.
5. Right of way easement in favor of Tennessee Gas Transmission Company, as shown by instrument dated June 5, 1950, recorded in Volume 692, Page 89, Deed Records of Hidalgo County, Texas.
6. All oil, gas, and other minerals reserved in deed dated September 1, 1946, recorded in Volume 574, Page 633, Deed Records, and dated July 15, 2004, filed August 4, 2004, under Document Number 1365675, Official Records, Hidalgo County, Texas.
7. Statutory easements, rules, regulations, and rights in favor of Hidalgo County, Irrigation District No. 2.
8. Road easements as shown on the map of Alamo Land and Sugar Company Subdivision, recorded in Volume 1, Page 24, Map Records of Hidalgo County, Texas.
9. Pipeline right of way easement claimed by Hidalgo County Irrigation District No. 2 by virtue of a deed recorded in Volume 19, Page 201, Deed Records of Hidalgo County, Texas.
10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
11. Standby fees, taxes, and assessments by any taxing authority for the year 2017, and subsequent years, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED**

WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

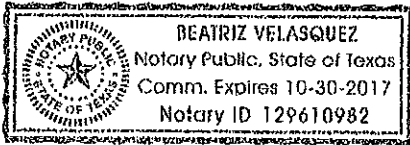
**THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES, AND NO INDEPENDENT TITLE SEARCH HAS BEEN MADE.**

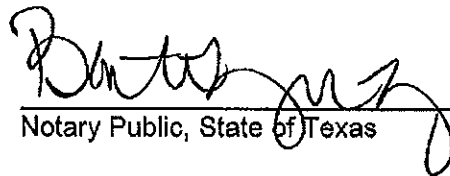
  
\_\_\_\_\_  
ARACELI RAMIREZ

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on July 7, 2017, by **ARACELI RAMIREZ.**



  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:  
Eugene R. Vaughan, III  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Blvd., Suite 300  
Westlaco, Texas 78596  
Tel: (956) 968-6402



Chapter 232, Texas Local Government Code

2/27/2018 2:20:37 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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Permit No.: Permit 4-345  
Receipt No.: 001457  
T2421-00-000-0063-00

*Flores Javier*  
~~RAMIREZ ARACELI~~

4418 BETH DR  
EDINBURG, TX 78542  
(559) 308-1311  
(559) 308-1311

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 30 Residential, additions/renovations (adding rooms, carport/garage and storage, etc.)
- [4] Size of Structure: 405Sq.Ft.
- [5] Legal Description: TEXAS ESTATES LOT 63
- [6] Location: CESAR CHAVEZ & TEXAS
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$2000
- [10] Flood Zone: Zone B

Community Panel Number: 480334 0425 C  
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 4-345  
Price: \$30.00

**Total Amount.....\$30.00**

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

Cashier

Date

*02/27/18*

[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.

*Javier Flores*  
Signature of Owner or Applicant

*2/27/2018*  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-171

### 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:  
C/O Emma Denise Zarate  
Name: Osofre Zarate  
Sylvia  
Address: 7901 San Carlos  
Cr. Edinburg TX  
78542  
Phone: 956 212-1659

Approved by Environmental Health:	Temporary Service <u>/ /</u>	Final Service <u>Maun</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <u>existing</u>
Date Approved:	<u>/ /</u>	<u>03/06/18</u>

Water Supplier: NAWS  
Utility Provider:  M.V.E.C.     AEP  
Account/ESI No.: 328031-001  
 Temporary Pole     Permanent Service

regarding the land described as: San Carlos Est. UT II Lot # 17.

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

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

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

(Date approved 02-17-09);

(verified by Maun-Cerda);

(verified by WR);

(verified by WR);

(verified by Maun-Cerda);

\_\_\_\_\_  
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: 4-171

### 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:**

c/o Emma Denise Zarate  
Name: Sylvia Zarate

Address: 7901 SAN CARLOS CIR.  
Edinburg TX 78542

Phone: (956) 212-1659

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

SAN CARLOS Estates Unit II Lot 17

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

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

Sylvia A. Zarate      3-7-18  
Requesting Party (Signature)      Date

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

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

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Official

WARRANTY DEED WITH VENDOR'S LIEN

542317

Date: February 23, 1996

Grantor: SAN CARLOS PARTNERSHIP, a Texas corporation

Grantor's Mailing Address:

P.O. Box 5215  
McAllen, Texas 78502-5215

Grantee: Onofre J. and Sylvia A. Zarate

Grantee's Mailing Address: 217 E Fay  
Edinburg, Hidalgo County, Texas 78539

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 \$ 12,800.00 , 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 JEFFERSON A. CRABB, Trustee.

Property (including any improvements):

ALL of LOT SEVENTEEN (17), SAN CARLOS ESTATES UNIT II, being an Addition to Hidalgo County, Texas, according to the map recorded in Volume 30, Page 37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:


1. Restrictive covenants covering the property, a copy of which Grantee acknowledges receiving.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for 1996, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
3. First lien held by Texas State Bank , as evidenced by Deed of Trust recorded in the Official Records of Hidalgo County, Texas, together with any and all renewals, extensions, modifications or additions to the indebtedness evidenced by said Deed of Trust.


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.

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.

**SAN CARLOS PARTNERSHIP, a Texas corporation**

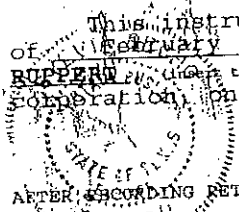
BY:   
NAME: DAVID O. ROGERS, III  
ITS: Partner

BY:   
NAME: RICHARD W. RUFFERT  
ITS: Partner

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 23rd day of February, 1996, by DAVID O. ROGERS, III and RICHARD W. RUFFERT (insert title here-) Partners of SAN CARLOS PARTNERSHIP, a Texas corporation, on behalf of said Texas corporation.



Quito Beelo  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
SAN CARLOS PARTNERSHIP  
P.O. Box 5215  
McAllen, Texas 78502-5215

PREPARED BY:  
Freeland, Meadows & Crabb  
806 Pecan/P.O. Box 2586  
McAllen, Texas 78502  
File/GF Number: ADOBE

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Aug 07, 1996 at 02:41P

As a  
Recording

Document Number: 542317  
Total Fees : 11.00

Receipt Number - 47440  
By, Bea Cruz



Chapter 232, Texas Local Government Code

12/7/2017 11:27:15 AM

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 4-171  
Receipt No.: 000655  
S0455-02-000-0017-00

ZARATE ONOFRE J & SYLVIA C/O CAMELOT DESIGN & CONSTRUCTION, LLC  
3313 N MCCOLL  
MCALLEN , TX 78501  
(956) 457-3960  
(956) 400-2477

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 4-171  
Price: \$30.00

- [1] Contractor: CAMELOT DESING & CONSTRUCTION, LLC
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: SAN CARLOS ESTATES UT 2 LOT 17
- [6] Location: SHARP RD & FM 107
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone X

**Total Amount.....\$30.00**

Method of Payment: Check  
Check/M.O.#: 1036  
Payment: \$30  
Change Due: \$0.00  
Application: alex.antons  
Inspector: julio.ruiz  
Receipt: maria.cerda

Cashier

Date

12/07/17

Prop. ID#543907

[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 or Applicant

Date

12/7/17



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

*OS of  
to be installed*

**T.J. Arredondo, CFM**  
Director of Planning

**Precinct 1 2 3 4**

Application No: N/A

### 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: Richard A. Barza  
FRANCO, LTD.  
Address: 3910 W. Freddy Gonzalez  
Edinburg, Tx 78539

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

Phone: 303-6495

Water Supplier: Aqua Sud  
Utility Provider:  J.M.V.E.C.  AEP  
Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as Torchillo Vegas Ranches lots 1-8

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 1-23-18);  
Flor Sesin  
(verified by Flor Sesin);  
(verified by \_\_\_\_\_);  
(verified by \_\_\_\_\_);  
(verified by Flor Sesin);

[Signature] Planning Department Authorized Signature      \_\_\_\_\_ Hidalgo County Judge      \_\_\_\_\_ Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk      \_\_\_\_\_ Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-973-7850

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

*ASSESS TO BE INSTALLED*

Precinct 1 2 3 4

**T.J. Arredondo, CFM**  
Director of Planning

Application No: MA

### 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: Garco, LTD.

Address: 3910 W. Freddy Gonzalez

Edinburg, TX 78539

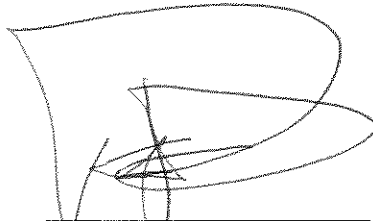
Phone: (956)383-6495

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

Tordillo Vegas Ranches: A 18.20 acre tract of land being Lots 6 and 8, Block 4 and Lot 2, Block 6, Del Monte Orchard Company Subdivision No. 4, Hidalgo County, Texas *lots 1-8*

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

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

  
Requesting Party (Signature)

1-4-18  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

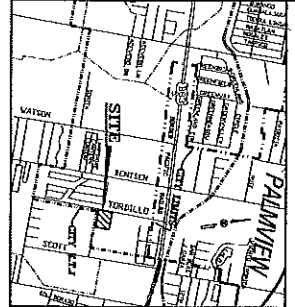
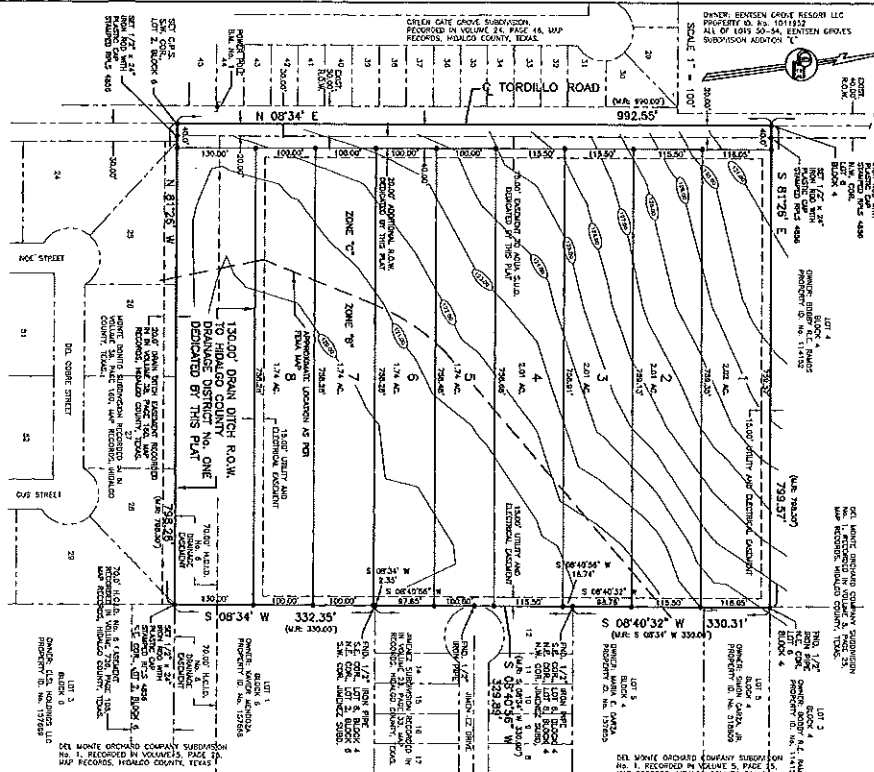
.....  
This part to be filled out by receiving county official:

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

1-24-18  
Date

  
County Official

TORDILLO VEGAS RANCHES SUBDIVISION



PROPERTY NOTES table with columns for Name, Address, City, State, Zip, and Phone.

INDEX SHEET and other administrative notes regarding the plat.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. LAND SURVEYORS. DATE OF PREPARATION: MAY 23, 2017.

APPROVED BY BOARD OF COUNTY COMMISSIONERS. STATE OF TEXAS. HIGHLAND COUNTY.

PLAT NOTES AND RESTRICTIONS. 1. All lots are to be used for residential purposes only.

2. The plat is subject to all existing laws, ordinances, and regulations.

3. The plat is subject to all existing easements and encumbrances.

4. The plat is subject to all existing liens and claims.

5. The plat is subject to all existing taxes and assessments.

6. The plat is subject to all existing zoning and land use regulations.

7. The plat is subject to all existing utility easements.

8. The plat is subject to all existing environmental regulations.

9. The plat is subject to all existing mineral rights.

10. The plat is subject to all existing water rights.

11. The plat is subject to all existing oil and gas rights.

12. The plat is subject to all existing mineral and water rights.

13. The plat is subject to all existing mineral and water rights.

14. The plat is subject to all existing mineral and water rights.

15. The plat is subject to all existing mineral and water rights.

16. The plat is subject to all existing mineral and water rights.



# PLANNING DEPARTMENT

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956-973-7850

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

DSSF

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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: Carlos A. Uval, Jr.

Address: P.O. Box 1031  
Mission, TX. 78573

Phone: 607-0444

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

Water Supplier: Agua Sud

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

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

regarding the land described as: Las Comadres #4 Subdivision LBS 1-50

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 1-23-18);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

[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 No.3 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

*035F*

Precinct 1 2(3) 4

T.J. Arredondo, CFM  
Director of Planning

Application No: *N/A*

### 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: *CarKris LP (Carlos G. Leal, Jr.)*

Address: *P.O. Box 631*

*Mission, Tx 78573*

Phone: *(956) 607-0444*

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): *30.01 acres being all of Lots 8, 9, & 10, Block 1 Texan Gardens Subd., Volume 8, Pages 57-58, HMMR 100 Comanche #4 1075 1-50*

#### 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)

*1-4-2018*  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe *copy of subd. plat*)

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

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

*1-24-18*  
Date

*[Signature]*  
County Official

