



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-529

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: Alberto Reyna

Address: La Blanca

terrace LOT 31

Phone: 956 756 2112

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

Water Supplier: N.A.W.S

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

Account/ESI No.: 329417-001
 Temporary Pole Permanent Service

regarding the land described as:

LA BLANCA TERRACE LOT 31

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 12/18/98);

(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: 1-529

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: Alberto Reyna
Address: La Blanca Terrace
LOT 31
Phone: 956 756 2112

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

LA BLANCA ~~TERACE~~ ^{TERRACE} LOT 31

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Alberto Reyna
Requesting Party (Signature)

4/10/18
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/18/18
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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 10, 2011

Grantor: THE KYLE BENNETT LIVING TRUST

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

Grantee: ALBERTO REYNA and wife, DIAMANTINA REYNA

Grantee's Mailing Address: 13226 Beech Ave
Edinburg, Texas 78542
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of TWELVE THOUSAND TWO HUNDRED SEVENTY-FOUR and 31/100THS DOLLARS (\$12,274.31) payable to the order of THE KYLE BENNETT LIVING TRUST, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, 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 SUELEMA LUNA, Trustee.

Property (including any improvements): Lot 31, LA BLANCA TERRACE SUBDIVISION, Hidalgo County, Texas according to map thereof recorded in Volume 33, Page 196, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Right-of-Way Easement granted by Jose Flores to Hidalgo County by instrument dated September 18, 1958, recorded in Volume 936, Page 108, Deed Records of Hidalgo County, Texas.
2. Right-of-Way Easement granted by J. W. Wallace, Jr. to Hidalgo County, by instrument dated May 28, 1959, recorded in Volume 948, Page 202, Deed Records of Hidalgo County, Texas.
3. A fifteen foot (15') N.A.W.S.C. Easement along the West side of subject property as shown on plat recorded in Volume 33, Page 196, Map Records of Hidalgo County, Texas.
4. Easements, rights, rules, and regulations in favor of Donna Irrigation District, Hidalgo County No. 1.
5. A twenty-five foot (25') Minimum Setback Line along the front of said property as

BET

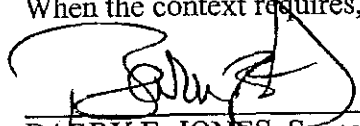
shown on plat recorded in Volume 33, Page 196, Map Records of Hidalgo County, Texas.

- 6. A six foot (6') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 33, Page 196, Map Records of Hidalgo County, Texas.
- 7. A twenty percent (20%) Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 33, Page 196, Map Records of Hidalgo County, Texas.
- 8. Oil and Gas Lease dated August 14, 1943, from C. H. Swallow to TH Murchison, Trustee, recorded in Volume 47, Page 610 Official Records of Hidalgo County, Texas.
- 9. An undivided three-fourths (3/4) interest in and to all oil gas, and other minerals reserved in Deed dated January 3, 1944 recorded in Volume 526, Page 35, Deed Records of Hidalgo County, Texas.
- 10. All oil, gas, and other minerals reserved in Deed dated October 5, 1950, recorded in Volume 701, Page 392, Deed Records of Hidalgo County, Texas.
- 11. Taxes for 2011 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

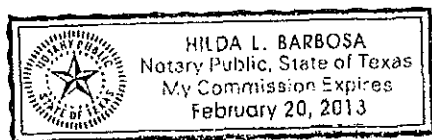
When the context requires, singular nouns and pronouns include the plural.



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

The State of Texas § (Acknowledgment)

This instrument was acknowledged before me this 10th day of August, 2011, by BARRY E. JONES, Successor Trustee of the Kyle Bennett Living Trust dated April 20, 1991 and any amendments thereto.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

BARRY E. JONES
301 S Texas
Mercedes, Texas 78570

BEJ/#2011-107
G.F.#3143145

PREPARED IN THE LAW OFFICE OF:

BARRY E. JONES

U:\REAL ESTATE\BENNETT, KYLE\Closing Documents\La Blanca Terrace\Reyna, Alberto\WARRANTY DEED WITH VENDOR'S LIEN.wpd



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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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 1-529
Receipt No.: 002156
L0555-00-000-0031-00

REYNA ALBERTO & DIAMANTINA
13226 BEECH AVE
EDINBURG, TX 78542
(956) 261-0095
(956) 261-0095

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 224Sq.Ft.
- [5] Legal Description: LA BLANCA TERRACE LOT 31
- [6] Location: FM 493 & ML 16
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$21000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340450C
Precinct: 1
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 1-529
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa ulloa
Inspector: gilbert.mata
Receipt: leo.najera

Cashier

Date

4/9/18

[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.

Linda Puzen
Signature of Owner or Applicant

Date