

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Eloy M. Araujo Gonzalez	4-590
2.	Edna Mancha & Jose Alberto Mancha	4-809
	COMM. COURT: JULY 17, 2018	



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 2 3 4

Application No: 4-590

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: Eloy M Arcejo

Address: 3501 Southern Breeze
Edinburg, Tx 78541

Phone: 956 607 3297

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature: _____	Authorized Signature: _____	Authorized Signature: _____
Inspection/Permit No: _____	_____	_____
Date Approved: _____	<u>1 / 1</u>	<u>7 / 3 / 18</u>

Water Supplier: Noah Abamo

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

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

regarding the land described as:

Evergreen Valley Estates PH 2 Lot 151

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; (Date approved 3/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- 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; (verified by [Signature]);
- 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; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-590

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: Eloy M Araujo

Address: 3501 Southern Breeze
Edinburg, Tx 78541

Phone: 956 607 3297

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

Evergreen Valley Estates Ph A Lot 151

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Eloy M Araujo
Requesting Party (Signature)

x 7-3-18
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

7/11/18
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.

File No. 18-46
GF No. 916046

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: **April 9, 2018**

Grantor: **EVERGREEN VALLEY, INC., a Texas corporation**

Grantor's Mailing Address: **902 Big Horn Dr., Edinburg, Texas 78542**

Grantee: **ELOY M. ARAUJO GONZALEZ**

Grantee's Mailing Address: **3501 Southern Breeze, Edinburg, Texas 78541**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration; and a note of even date that is in the principal amount of ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$144,900.00) of which the sum of \$36,350.00 is for the purchase of said Property and the remainder for the construction of improvements on the Property. Said note is executed by ELOY M. ARAUJO GONZALEZ, Grantee, payable to the order INTER NATIONAL BANK. The note is secured by a vendor's lien retained in favor of INTER NATIONAL BANK in this deed and by a deed of trust of even date from Grantee to MICHAEL H. PATTERSON, Trustee.**

Property (including any improvements):

Lot One Hundred Fifty-one (151), EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

- 1. Restrictive covenants recorded under Clerk's File No. 1432170, Official Records, And Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas, omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.**
- 2. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated June 22, 1926, recorded in Volume 246, Page**

- 17, Deed Records, and dated March 31, 1961, recorded in Volume 1005, Page 719, Deed Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease dated September 10, 1934, recorded in Volume 3, Page 293, Oil and Gas Records, Hidalgo County, Texas.
 4. Oil, Gas and Mineral Lease dated July 23, 1936, recorded in Volume 19, Page 227, Oil and Gas Records, Hidalgo County, Texas.
 5. Oil, Gas and Mineral Lease dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records, modified in instrument dated July 24, 1939, recorded in Volume 55, Page 520, Oil and Gas Records, modified in instrument dated April 26, 1957, recorded in Volume 201, Page 251, Oil and Gas Records, amended in instrument dated January 5, 1965, recorded in Volume 294, Page 12, Oil and Gas Records, unitized in instruments dated June 14, 1956, recorded in Volume 189, Page 512, Oil and Gas Records, dated May 27, 1959, recorded in Volume 230, Page 254, Oil and Gas Records, dated January 25, 1960, recorded in Volume 244, Page 313, Oil and Gas Records, dated February 29, 1961, recorded in Volume 258, Page 663, Oil and Gas Records, dated September 22, 1967, recorded in Volume 314, Page 569, Oil and Gas Records, dated March 31, 1969, recorded in Volume 322, Page 1, Oil and Gas Records, dated March 24, 1970, recorded in Volume 326, Page 351, Oil and Gas Records, dated April 16, 1974, recorded in Volume 348, Page 932, Oil and Gas Records, dated July 21, 1994, recorded under Clerk's File No. 411405, Official Records, and dated November 11, 1994, recorded under Clerk's File No. 421149, Official Records, Hidalgo County, Texas.
 6. Oil, Gas and Mineral Lease dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records, and unitized in instrument dated June 1, 1997, under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
 7. Oil, Gas and Mineral Lease dated August 22, 1994, recorded under Clerk's File Nos. 420798, Official Records, corrected in instrument dated December 5, 1996, recorded under Clerk's File No. 566816, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
 8. Oil, Gas and Mineral Leases dated August 22, 1994, recorded under Clerk's File Nos. 420799 and 420800, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, Hidalgo County, Texas.
 9. Oil, Gas and Mineral Lease dated August 9, 1993, recorded under Clerk's File No. 443612, Official Records, amended in instruments dated November 4, 1994, recorded under Clerk's File No. 547162, Official Records, and dated November 15, 1996, recorded under Clerk's File No. 565964, Official Records, and unitized in instrument dated June 1, 1997, recorded under Clerk's File No. 606331, Official Records, and partially released in instrument dated December 8, 1998, recorded under Clerk's File No. 740964, Official Records, Hidalgo County, Texas.
 10. Oil, Gas and Mineral Leases dated April 8, 1998, recorded under Clerk's File No. 672377, Official Records, and dated September 23, 1998, recorded under Clerk's File No. 729079, Official Records, and unitized in instrument dated March 1, 1999, recorded under Clerk's File No. 761765, Official Records, Hidalgo County, Texas.
 11. Oil, Gas and Mineral Leases dated November 15, 2000, recorded under Clerk's File No. 926396, Official Records, dated August 12, 2002, recorded under Clerk's File No. 1113832, Official Records, dated December 6, 2002, recorded under Clerk's File No. 1146920, Official Records, dated December 6, 2002, recorded under Clerk's File No. 1148173, Official Records, dated July 8, 2004, recorded under Clerk's File No. 1409148, Official Records, Hidalgo County, Texas.

12. Memorandum of Oil, Gas, and Mineral Lease Option Agreement dated August 9, 1993, recorded under Clerk's File No. 344186, Official Records, Hidalgo County, Texas.
13. Memorandum of Oil and Gas Leases dated March 13, 2006, recorded under Clerk's File No. 1614578, Official Records, dated April 1, 2006, recorded under Clerk's File No. 1639728, Official Records, dated April 1, 2006, recorded under Clerk's File No. 1639729, Official Records, and dated April 1, 2006, recorded under Clerk's File No. 1639730, Official Records, Hidalgo County, Texas.
14. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
15. Easements dated August 9, 1938, recorded in Volume 448, Page 550 and in Volume 448, Page 552, Deed Records, Hidalgo County, Texas.
16. Right of way easement dated June 14, 1938, recorded in Volume 449, Page 318, Deed Records of Hidalgo County, Texas.
17. Agreement dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records, Hidalgo County, Texas.
18. Easement and Right of Way dated August 23, 2005, recorded under Clerk's File No. 1531643, Official Records, Hidalgo County, Texas.
19. Easements, rules, regulations and rights in favor of DELTA LAKE IRRIGATION DISTRICT.
20. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
21. Minimum floor elevation; fifty foot (50') minimum setback line along the front; thirty-five foot (35') minimum setback line along the rear; six foot (6') minimum setback line along the sides, fifteen foot (15') exclusive easement to NORTH ALAMO WATER SUPPLY CORPORATION along the front; fifteen foot (15') electrical and utility easement along the front; fifteen foot (15') electrical and utility easement being the S15' of the N30'; twenty foot (20') drainage swale easement along the rear; twenty one and seven tenths foot (21.07') of a thirty foot DELTA IRRIGATION LINE EASEMENT along the West side, as per map or plat recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.
22. Taxes for the year 2018 and subsequent years, and any subsequent assessments for prior years due to change in land usage or ownership shall be the responsibility of grantee.

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.

By the acceptance of this Deed, Grantee is taking the Property "as is," "where is" and "with all faults", and without any representation or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all

representations and warranties, including but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the Property are retained until 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.

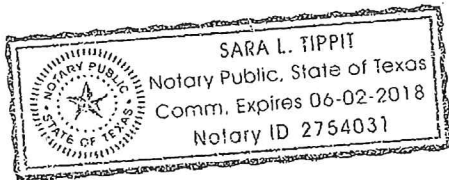
INTER NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of INTER NATIONAL BANK and are transferred to INTER NATIONAL BANK without recourse against Grantor.

EVERGREEN VALLEY, INC., a Texas corporation

BY: *Tillmin G. Welch*
TILLMIN G. WELCH, President

STATE OF TEXAS *
* (Acknowledgment)
COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 9 day of **APRIL, 2018**, by **TILLMIN G. WELCH, President of EVERGREEN VALLEY, INC., a Texas corporation**, on behalf of said corporation.



Sara L Tippit
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING,
RETURN TO:

SARA L. TIPPIT
THE TIPPIT LAW FIRM, LLP
820 W. Nolana, Suite C
McAllen, Texas 78504

PREPARED IN THE
LAW OFFICE OF:

SAME



Chapter 232, Texas Local Government Code

4/17/2018 2:33:05 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

Permit No.: Permit 4-590
Receipt No.: 002332
E8250-02-000-0151-00


ARAUJO ELOY GONZALEZ
3501 SOUTHERN BREEZE
EDINBURG, TX 78542
(956) 685-5444
(956) 685-5444

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1880Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 151
- [6] Location: davis and valverde
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$124840
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 35', Side 6', Side 22', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-590
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 6672
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons



Cashier

4/17/18
Date

Prop ID# 697665

[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

4/17/18
Date



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: 4-809

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: Edna Mancha

Address: 3612 E. Davis Rd.
Edinburg Texas
78542

Phone: (956) 270-3600

Approved by Environmental Health:	Temporary Service	Final Service
<u>R Ris</u>	Authorized Signature	Authorized Signature
Inspection/Permit No: <u>SCUT2</u>	Date Approved: <u>06-29-18</u>	<u>/ /</u>

Water Supplier: North Alamo

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

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

regarding the land described as:
Davis Ranchettes Lot 6

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; (Date approved 11/21/09);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by R Ris);
- 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; (verified by 06-29-18);
- 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; (verified by R Ris);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by 06-29-18);

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 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-809

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: Edna Mancha

Address: 3612 E. Davis Rd.

Edinburg Tx. 78542

Phone: (956) 270-3602

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

Davis Ranchettes lot 4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Edna Mancha
Requesting Party (Signature)

6/29/18
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7/11/18
Date

[Signature]
County Official

CHARGE: VLTC
GF#156141/AR

WARRANTY DEED WITH VENDOR'S LIEN

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

Date: May 4, 2018

Grantor: NELVIN COLEGADO AND WIFE, ZELDA COLEGADO

Grantor's Mailing Address: 1810 Post Oaks Rd.
Edinburg, Hidalgo County, Texas 78539

Grantee: JOSE ALBERTO MANCHA AND WIFE, EDNA MAYTE MANCHA

Grantee's Mailing Address: 607 Jaime Street
San Juan, Hidalgo County, Texas 78589

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED FORTY-THREE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$143,400.00) of which TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$29,000.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements): All of Lot 6, DAVIS RANCHETTES SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 51, Pages 179-181, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated November 27, 2006, filed November 27, 2006 under Document Number 2006-1691032; amendment dated March 9, 2007, filed March 10, 2009 under Document Number 2009-1977983, Official Records and Volume 51, Pages 179-181, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Davis Ranchettes Subdivision, recorded in Volume 51, Pages 179-181, Map Records of Hidalgo County, Texas.
4. Blanket Right of way easement in favor of Texas Eastern Transmission as shown by instrument dated January 3, 1958, recorded in Volume 909, Page 41, Deed Records of Hidalgo County, Texas.
5. 15 foot Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument dated January 29, 1988, recorded in Volume 2552, Page 145, Deed Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated December 18, 1948, recorded in Volume 646, Page 363 and dated March 13, 1950, recorded in Volume 689, Page 415, Deed Records of Hidalgo County, Texas.
8. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
9. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
10. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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

Nelvin S. Colegado
NELVIN COLEGADO

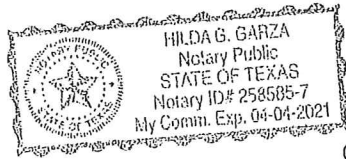
Zelda Colegado
ZELDA COLEGADO

(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on May 8th, 2018 by NELVIN COLEGADO.



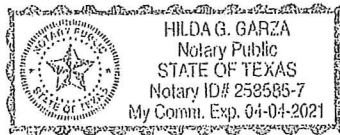
Hilda G. Garza
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on May 8th, 2018 by ZELDA COLEGADO.



Hilda G. Garza
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE ALBERTO MANCHA &
EDNA MAYTE MANCHA
607 Jaime Street
San Juan, Texas 78589

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P.C.
6013 N. 10th Street
McAllen, Texas 78504
Telephone (956) 687-7763
GF#156141/File No. 9649-18



Chapter 232, Texas Local Government Code

6/6/2018 3:48:42 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

Permit No.: Permit 4-809
Receipt No.: 003130
D1550-00-000-0006-00

MANCHA JOSE ALBERTO & EDNA MAYTE
607 JAIME STREET
SAN JUAN , TX 78589
(956) 624-7712
(956) 624-7712

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 65', Side W15', Side E6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL
HCPD SET BACKS AND REGULATIONS.
Description: Permit 4-809
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 6247
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: guillermo.rodriguez
Receipt: alex.antons

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: ARC-07 Barns, Recreational Buildings, Pool Houses, Sheds, etc. 25 New Resd. in
- [4] Size of Structure: 2075Sq.Ft.
- [5] Legal Description: DAVIS RANCHETTES LOT 6
- [6] Location: DAVIS & CESAR CHAVEZ
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150000
- [10] Flood Zone: Zone X

(Handwritten signatures and date)
Cashier: *(Signature)* Date: *6/6/18*

Prop. ID # 713014

[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.

(Handwritten signature)
Signature of Owner or Applicant

6/6/18
Date