

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	LILIANA CANTU	3-635
2.	LORENZA VAQUERA ESCOBEDO	3-453
3.	ARMANDO PEREZ	3-6331
4.		
5.		
6.		
7.		
	COMM. COURT: July 31, 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:

3-635
6/29/18

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:

Liliana Center Estate Lot A

Address:

5204 North Schuerbach Road

Phone:

956-844-3153

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Dantons</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	<u>3300</u>
	<u>/ /</u>	<u>7/13/18</u>

Water Supplier:

S Harry Land

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

[] AEP

Account/ESI No.:

100327894-

[] Temporary Pole

[] Permanent Service

regarding the land described as:

Eddies Estate Lot A

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 3/19/01);

YES

A plat has been reviewed and approved by the Commissioners Court;

(verified by Javier Cerda);

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 Javier Cerda);

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 Javier Cerda);

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 Javier Cerda);

YES

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

Javier Cerda
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-635
6/29/18

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: LILIANA CANTU

Address: 5204 North Schuerbach Road
MISSION TEXAS

Phone: 956 844 3153

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

Eddies Estate Lot A

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Liliana Cantu
Requesting Party (Signature)

7/17/18
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:

7/17/18
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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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 3-635
Receipt No.: 003388
E3105-00-000-000A-00

CALDERON LEEROY & LILIANA CANTU
5204 NORTH SCHUERBACH ROAD
MISSION , TX 78574
(956) 844-3153
(956) 844-3153

- [1] Contractor: self
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1700Sq.Ft.
- [5] Legal Description: EDDIES ESTATE LOT A
- [6] Location: SCHUERBACH ROAD & 3 1/2 MILE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$74800
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 15', Side 15', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-635
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: sandra.cantu

Sandra Cantu 6/29/18
Cashier 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.

*onsite
done by PC*

Sandra Cantu
Signature of Owner or Applicant

6-29-18
Date

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: **June 18, 2018**

Grantor: **LUZ MALDONADO and wife, ADELINA MALDONADO**

Grantor's Mailing Address: **17 Austrian Dr.
Romeoville, Illinois 60446
Will County**

Grantee: **LEEROY CALDERON and wife, LILIANA CANTU**

Grantee's Mailing Address: **1000 Monte Cruz St.
Mission, Texas 78574
Hidalgo County**

Consideration: **EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00)** which said sum represents the first draw on that certain note in the principal amount of **ONE HUNDRED FORTY EIGHT THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$148,800.00)**, and is executed by Grantee, payable to the order of **BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577**. The note is secured by a vendor's lien retained in favor of **BANK OF SOUTH TEXAS** in this Deed and by a Deed of Trust of even date from Grantee to **DARRYL K. LEMKE, Trustee**.

Property (including any improvements):

Lot A, EDDIES ESTATE, an Addition to the City of Mission, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 37, Pages 76 and 77, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Restrictions as shown on the Map recorded in Volume 37, Pages 76 and 77, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Utility Easement along the North side, East side, and South side of the subject land according to the Map or Plat thereof, filed for record in Volume 37, Pages 76 and 77, Map Records Hidalgo County, Texas.

A ten foot (10') Utility Easement along the West side of the subject land according to the Map or Plat thereof, filed for record in Volume 37, Pages 76 and 77, Map Records Hidalgo County, Texas.

Drainage Swale Easement along the East fifteen feet (15') of the West twenty-five feet (25') of the subject land according to the Map or Plat thereof, filed for record in Volume 37, Pages 76 and 77, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 37, Pages 76 and 77, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6.

Easements or claims of easements which are not a part of the public record.

A thirty-five foot (35') Minimum Setback Line along the front of the subject land according to the Map or Plat thereof, filed for record in Volume 37, Pages 76 and 77, Map Records Hidalgo County, Texas.

A fifteen foot (15') Minimum Setback Line along the rear or easement size, whichever is greater, of the subject land according to the Map or Plat thereof, filed for record in Volume 37, Pages 76 and 77, Map Records Hidalgo County, Texas.

A fifteen foot (15') Minimum Setback Line along the sides or easement size, whichever is greater, of the subject land according to the Map or Plat thereof, filed for record in Volume 37, Pages 76 and 77, Map Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Mid-Continent Life Insurance Company, an Oklahoma corporation to Atlantic Richfield Company, dated January 11, 1984, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1950, Page 642, Official Records Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Banks Barbee to Roel Elizondo and Humberto Elizondo, dated July 28, 1991, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 3130, Page 738, Official Records Hidalgo County, Texas.

No structure shall be permitted over any easement, as shown on the Map filed for record in Volume 37, Pages 76 and 77, Map Records Hidalgo County, Texas.

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.

All ad valorem taxes for the year 2018 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

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

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

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

BANK OF SOUTH TEXAS at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$80,000.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of **BANK OF SOUTH TEXAS**, and the same are hereby transferred and assigned to **BANK OF SOUTH TEXAS**.


LUZ MALDONADO


ADELINA MALDONADO

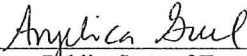
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 18th day of June, 2018, by **LUZ MALDONADO**.

(SEAL)



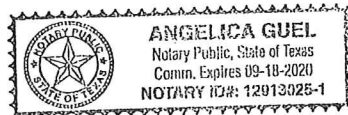

Notary Public, State of Texas


(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 18th day of June, 2018, by **ADELINA MALDONADO**.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LEEROY CALDERON AND LILIANA CANTU
1000 Monte Cruz St.
Mission, Texas 78574

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3177002;AG/ch



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
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-453
4/19/18

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: LORENZA VAQUERA ESCOBED

Address: 2803 Arroyo Claudio Dr.
Mission TX.

Phone: 956-639-2173

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	/ /	<u>4/18/18</u>

Water Supplier: MUD

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

Account/ESI No.: 10032789412826887
[] Temporary Pole [] Permanent Service

regarding the land described as:

PRAIRIE Heights PH2 Lot 199

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 2-27-1996);

(verified by JAVIER CERDA);

(verified by JAVIER CERDA);

(verified by JAVIER CERDA);

(verified by JAVIER CERDA);

JAVIER CERDA 7-17-18
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT County of Hidalgo

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

3-453
4/19/18

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: LORENZA VAQUERA ESCOBEDO
Address: 2803 ARROYO CLARO DR.
MISSION TX.
Phone: 956-639 2773

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

Prairie View Heights PH 2 Lot 199

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Lorenza Vaquera 7/17/18
Requesting Party (Signature) 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:

7-17-18
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

4/19/2018 11:41:23 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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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 3-453
Receipt No.: 002381
P8115-02-000-0199-00

VAQUERA LORENZA ECOBEDO
307 E SILVERADO DR
MISSION, TX 78572
(956) 639-2773
(956) 639-2773

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK
AND REGULATIONS
Description: Permit 3-453
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 3653
Payment: \$30.00
Change Due: \$0.00
Application: roy.cantu
Inspector: roy.cantu
Receipt: javier.cerda

[Signature]
Cashier
4-19-18
Date

- [1] Contractor: self
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 17830Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 2 LOT 199
- [6] Location: ABRAM RD AND 1 1/2 ML.
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$112100
- [10] Flood Zone: Zone B₁

[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.

2018 rec done by rec

Signature of Owner or Applicant

ALEJANDRO FLORES

Date

4/19/18

CHARGE: VLTC
GF#153907/JR

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: March 15, 2018

Grantor: CRISELDA SALINAS, joined herein pro forma by her husband, REYNOL SALINAS

Grantor's Mailing Address: 307 East Silvarado Drive
Mission, Texas 78572

Grantee: LORENZA VAQUERA ESCOBEDO AND NATALY VAQUERA, both single persons

Grantee's Mailing Address: P.O. Box 8820
Hidalgo, Texas 78557

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE in the principal amount of ONE HUNDRED FORTY THOUSAND SIX HUNDRED AND NO/100 (\$140,600.00) of which TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) 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 EDD HARGETT, Acting State Director, Trustee.

Property (including any improvements): All of Lot 199, PRAIRIE VIEW HEIGHTS PHASE II, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 30, Page 200, 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 22, 1928, recorded in Volume 307, Page 158, Deed Records; filed April 12, 1993 under Document Number 315101 and dated March 9, 1996, filed March 11, 1996 under Document Number 509129, Official Records and Volume 30, Page 200, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 17.
3. Minimum floor elevations; setback lines; 25 foot front, 15 foot rear, 6 foot sides, 18 foot garage (per map), 5 foot utility easement along the North side, 15 foot utility easement along the West side and restrictions as shown on the map of Prairie View Heights Phase II, recorded in Volume 30, Page 200, Map Records of Hidalgo County, Texas and as shown on survey prepared by Pablo Soto, Jr., R.P.L.S. No. 4541, date October 31, 2017, Job No. SUR 17 111.
4. Subject to contract with Hidalgo County Water Control and Improvement District No. 6, dated November 22, 1928, recorded in Volume 307, Page 158, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Central Power and Light Company as shown by instrument dated August 21, 1931, recorded in Volume 326, Page 154, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Central Power and Light Company as shown by instrument dated May 8, 1950, recorded in Volume 693, Page 23, Deed Records of Hidalgo County, Texas.
7. Right of way easement in favor of Central Power and Light Company as shown by instrument dated June 19, 1958, recorded in Volume 929, Page 81, Deed Records of Hidalgo County, Texas.
8. Right of way easement in favor of Central Power and Light Company as shown by instrument dated August 5, 1959, recorded in Volume 957, Page 378, Deed Records of Hidalgo County, Texas.
9. Pipeline right of way easement in favor of La Joya Water Supply Corporation as shown by instrument dated June 21, 1974, recorded in Volume 1432, Page 444, Deed Records of Hidalgo County, Texas.
10. Pipeline right of way easement in favor of La Joya Water Supply Corporation as shown by instrument dated January 26, 1976, recorded in Volume 1471, Page 157, Deed Records of Hidalgo County, Texas.
11. Pipeline right of way easement in favor of La Joya Water Supply Corporation as shown by instrument dated February 25, 1976, recorded in Volume 1475, Page 729, Deed Records of Hidalgo County, Texas.

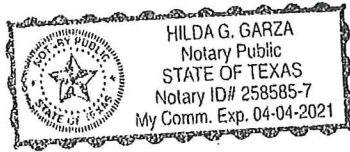
When the context requires, singular nouns and pronouns include the plural.

C. Salinas
CRISELDA SALINAS
R. Salinas
REYNOL SALINAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on March 24th, 2018 by CRISELDA SALINAS.

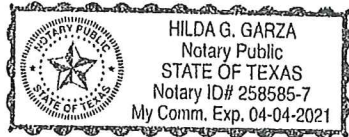


Hilda G. Garza
NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on March 24th, 2018 by REYNOL SALINAS.



Hilda G. Garza
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
LORENZA VAQUERA ESCOBEDO &
NATALY VAQUERA
P.O. Box 8820
Hidalgo, Texas 78557

PREPARED IN THE LAW OFFICE OF:
CIRO OCHOA, JR.
6013 N. 10th Street
McAllen, Texas 78504
File No. 153907



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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-6331
3/8/2007

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: Armando Perez

Address: 3408 Hailley Dr.
Mission, TX

Phone: 956-451-3408 (Alisa)

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

Water Supplier: AA Sharyland

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

Account/ESI No: 100327894 75144588
[] Temporary Pole [] Permanent Service

regarding the land described as:

Hailley Acres Lot B

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 10-17-06);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

(verified by Sandra Carter);

Sandra Carter 7/18/18
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

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
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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:

3-6331
3/8/2007

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: Armando Perez
Address: 1011 W. Toffee dr. Pharr, TX.
" 3408 Hailley Dr "
Phone: 956-451-3408

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

Hailley Acres Lot 13

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)

07-14-18
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:

7/18/18
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
3-6331
Mar. 8, 2007

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

H0655-00-000-0013-00

[1] OWNER: PEREZ, ARMANDO
8200 JADE DR. LT 37

MISSION, TX. 78574
Telephone No. 862-1502

[7] LEGAL DESC./NAME OF SUBDIVISION
HAILLEY ACRES LOT 13
X-70

LOCATION: 0 8 ML & BENTSEN PALM DR.

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
C-51 NEW RESIDENTIAL

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


[5] SIZE OF STRUCTURE: 1,800 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENCE

Special Conditions: No construction allowed over any easements.
FRONT 25' SIDES 6' REAR 35'

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by

3-8-07
Date

OTHER _____
TOTAL AMOUNT \$0.00

Light [] Water []

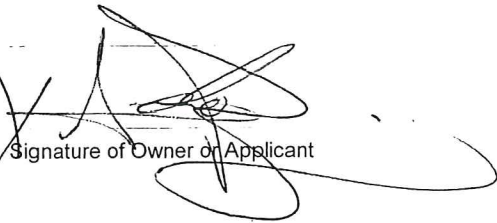
H. Garza
Approved by

3-5-07
Date

Flood Zone: NO 0290D Pct: 3
Panel No. /Suffix: _____

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner or Applicant

03-08-07
Date

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

[NOTICE]

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

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

\$30.00

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

1729634

Date: October 15, 2006

Grantor: ROBERT W. SMITH dba ANVIL ENTERPRISES

Grantor's Mailing Address in Hidalgo County:

RT. 20 BOX 1292
MISSION, TEXAS 78574

Grantee: Armando Perez

Grantee's Mailing Address in Hidalgo County:

8200 Jade St., #37
Mission, TX 78574

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 \$ 24,650 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 DAVID CROOK, Trustee.

Property (including and improvements): LOT# 13, HAILLEY ACRES SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 51, Pages 128-130, of the map records of 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 Grantor 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, gas, or 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 Restrictive covenants recorded as Document Number 1666497 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;
SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;
SUBJECT TO Easements, right-of-way, and prescriptive rights, whether of record or not;
SUBJECT TO easements, rules, rights and regulations in favor of Hidalgo County Irrigation District No. 6;
SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grant, sell and convey 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, executor, 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 claim is by, through or under Grantor, but not otherwise.

Grantor and without any representations 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 limitations, 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 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 Purchase 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 included the plural, and plural nouns and pronouns include the singular.

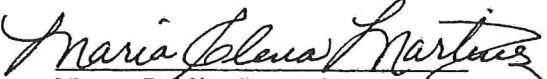
ROBERT W. SMITH dba ANVIL ENTERPRISES


Robert W. Smith

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on October 15, 2006, by Robert W. Smith dba Anvil Enterprises.


Notary Public, State of Texas

