

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ANDRES CAVAZOS	1-989
2.	DALILA SANDOVAL	1-960
	COMM. COURT: AUGUST 14, 2018	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-989

### 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: Andres Cavazos

Address: 17527 Escondido Dr  
Weslaco, TX 78543

Phone: 956-491-3418

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>existing sept c</u> <u>08/02/18</u>

Water Supplier: N/A

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

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

regarding the land described as:

Campana Plat 3 lot 3 BIK 2

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

- N/A A plat has been prepared; (Date approved 6-25-07);
- N/A A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- N/A 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]);
- N/A 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

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T.J. Arredondo, CFM  
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Precinct 1 2 3 4

Application No: 1-989

### 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: Andres Cavazos  
Address: 17527 Fronckler Dr.  
Elsa, TX 78542  
Phone: (956) 491-3418

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

Campana pit 3 lot 3 Blk 2

#### 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)

8/2/18  
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:

8/2/18  
Date

[Signature]  
County Official

## 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: July 17, 2015

Grantor: JEFFREY D. BELL, joined herein proforma by my wife, KAREN BELL

Grantor's Mailing Address: 17410 State Hwy. 107  
Harlingen, Texas 78552  
Cameron County

Grantee: ANDRES CAVAZOS, a married man

Grantee's Mailing Address: 1011 Cherry Blossom Circle  
Weslaco, Texas 78596  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of **TWENTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$24,750.00)**. 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 **JOHN ROBERT KING**, Trustee.

Property (including any improvements):

Lot 3, Block 2, of **CAMPANA SUBDIVISION PHASE III**, an Addition to the City of Elsa, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 53, Page 108, Map Records of Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on November 28, 2007, under Clerk's Document No. 1830475, filed for record on April 9, 2008, under Clerk's Document No. 1877628, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 53, Page 108, Map Records, Hidalgo County, Texas.

Right of Way easement granted to North Alamo Water Supply Corporation for water distribution as shown on subject land according to the Map or Plat thereof, filed for record in Volume , Page , Records County, Texas.

Easement for roadways, canals, drainage ditches, etc. in favor of American Rio Grande Land & Irrigation Company, as shown by instrument dated June 10, 1919, filed for record in Volume 87, Page 217, Deed Records Hidalgo County, Texas.

Fifteen foot (15.0') utility easement along the West lines of the subject land according to the Map or Plat thereof, filed for record in Volume 53, Page 108, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 53, Page 108, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Irrigation District No. 9 .

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

Twenty five-foot (25.0') building set back line along the front and rear lines of the subject land according to the Map or Plat thereof, filed for record in Volume 53, Page 108, Map Records Hidalgo County, Texas.

Ten foot (10.0') building set back line along the side line of the subject land according to the Map or Plat thereof, filed for record in Volume 53, Page 108, Map Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from John Lewie Hoyt and wife, Jewell Ruth Hoyt to Hale Schaleben, dated August 4, 1955, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 177, Page 275, Oil and Gas Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from John Lewis Hoyt and wife, Jewell Ruth Hoyt to G.A. Gacke, dated May 6, 1965, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 298, Page 202, Oil and Gas Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Jimmie M. Hoyt to Trinity Royalty Company, dated October 29, 1997, filed for record on January 23, 1998 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 650136.

As affected by non-drilling stipulations as described in instrument dated January 18, 1973, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1349, Page 979, Deed 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 certain deeds dated December 22, 1949, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 677, Page 622, and in Deed dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records Hidalgo County, Texas.

Terms, conditions, provisions, covenants and easements, including, but not limited to any assessments, charges and liens, as set forth in that certain [Declaration of Covenants, Conditions and Restrictions] filed for record on November 28, 2007 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1830475, and filed April 9, 2008, under Clerk's Document No. 1877628.

Terms, covenants, conditions and provisions as set forth in that certain Memorandum of Partition and Dissolution Agreement filed for record on February 14, 2014 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2486319.

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 2015 and all subsequent years.

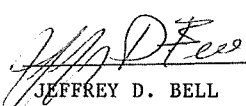
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

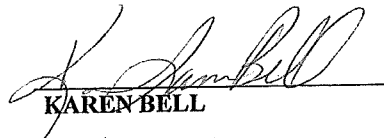
For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not 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 will become absolute.

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

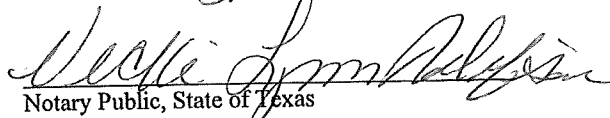
  
JEFFREY D. BELL

  
KAREN BELL

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF CAMERON


This instrument was acknowledged before me on the 30 day of July, 2015, by  
~~JEFFREY D. BELL~~  
JEFFREY D. BELL

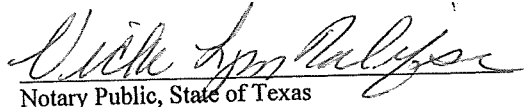
  
Notary Public, State of Texas


(Acknowledgment)

STATE OF TEXAS  
COUNTY OF CAMERON

This instrument was acknowledged before me on the 30 day of July, 2015, by  
KAREN BELL.

 VICKI LYNN TOLIFSON  
Notary Public  
State of Texas  
Comm. Exp. 08-31-2016

  
Notary Public, State of Texas

 VICKI LYNN TOLIFSON  
Notary Public  
State of Texas  
Comm. Exp. 08-31-2016

AFTER RECORDING RETURN TO:  
Andres Cavazos  
1011 Cherry Blossom Circle  
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#20150640;VT/la



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

8/6/2018 10:10:45 AM

Permit No.: Permit 1-989  
 Receipt No.: 003857  
 C0740-03-002-0003-00

Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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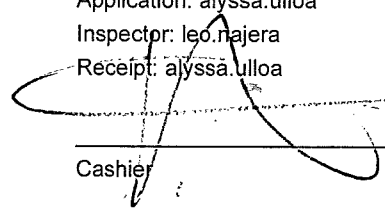
CAVAZOS ANDRES  
 1011 CHERRY BLOSSOM CIRCLE  
 WESLACO, TX 78596  
 (956) 491-3418  
 (956) 207-3590

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3782Sq.Ft.
- [5] Legal Description: CAMPANA PH 3 LOT 3 BLK 2
- [6] Location: mile 88 & mile 16
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$225921
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 25', Side 10', Side 10', Corner '  
 Special Conditions: must comply with all county setbacks & regulations  
 Description: Permit 1-989  
 Price: \$30.00

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

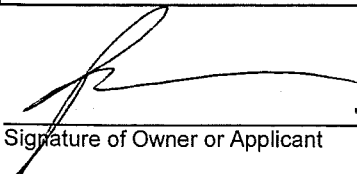
Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: alyssa.ulloa  
 Inspector: leo.najera  
 Receipt: alyssa.ulloa

  
 \_\_\_\_\_  
 Cashier

8/6/18  
 \_\_\_\_\_  
 Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
 \_\_\_\_\_  
 Signature of Owner or Applicant

8/6/18  
 \_\_\_\_\_  
 Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-960

### 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: Dalila Sandoval

Address: 322 Amistad Ln  
Weslaco TX 78596

Phone: 956 975 61423

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

Water Supplier: NAWS

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

Account/ESI No.: N/A

Temporary Pole

Permanent Service

regarding the land described as:

Resaca Escondida Lot #10

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 7/26/2005)

(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



# PLANNING DEPARTMENT

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T.J. Arredondo, CFM  
Director of Planning

Application No: 1-960

### 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: Daila Sandorval  
Address: 377 Amistad lane  
Weslaco TX 78596  
Phone: 956 956 975 6423

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

Resaca Escondida lot #10

#### 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)

7/26/18  
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:

7/26/18  
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 THIS INSTRUMENT 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**

**COPY**

**Date:** January 29, 2008

**Grantor:** GONZALES FAMILY LIMITED PARTNERSHIP a/k/a GONZALEZ FAMILY LIMITED PARTNERSHIP, a Texas limited partnership

**Grantor's Mailing Address:**

GONZALES FAMILY LIMITED PARTNERSHIP  
P. O. Box 4324  
Brownsville, Texas 78523  
Cameron County

**Grantee:** DALILA SANDOVAL

**Grantee's Mailing Address:**

DALILA SANDOVAL  
3601 E. Mile 8 North, Apt. 262  
Weslaco, Texas 78596  
Hidalgo County

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00). 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 PAUL HEMPHILL, trustee.

**Property (including any improvements):**

Lot Number Ten (10), RESACA ESCONDIDA SUBDIVISION, an Addition to the City of Elsa, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 48, Page 102, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

1. Restrictions recorded in Volume 1537, Page 364; Volume 1527, Page 508; and Volume 1784, Page 804, Deed Records; and Volume 48, Page 102, Map Records, Hidalgo County, Texas.

2. All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument recorded in Volume 1479, Page 658, Deed Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease dated June 14, 1984, recorded in Volume 2051, Page 951, and dated July 3, 1984, recorded in Volume 2051, Page 907, Oil and Gas Records, Hidalgo County, Texas.
4. Easement for Water Pipeline granted to North Alamo Water Supply Corporation, as set forth in instrument recorded in Volume 1260, Page 667, Deed Records, Hidalgo County, Texas (blanket).
5. Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9 (blanket).
6. Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; twenty foot (20') or to easement line whichever is greater minimum setback line along the rear; ten foot (10') minimum setback line along the sides; ten foot (10') utility easement along the front and side adjoining street and thirty foot (30') easement across the rear; as per map or plat thereof recorded in Volume 48, Page 102, Map Records, Hidalgo County, Texas;
7. Easements, or claims of easements, which are not recorded in the public records.

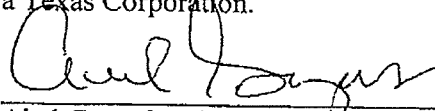
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

As part of the consideration for this deed, Grantor and Grantee agree that, as between Grantor and Grantee, the risk of liability or expense for environmental problems, even if arising from events before closing, is the sole responsibility of Grantee, regardless of whether the environmental problems were known or unknown at closing. Grantee indemnifies, holds harmless, and releases Grantor from liability for any latent defects and from any liability for environmental problems affecting the property, including liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Texas Solid Waste Disposal Act, or the Texas Water Code. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of Grantor's own negligence or the negligence of Grantor's representatives. Grantee indemnifies, holds harmless, and releases Grantor from any liability for environmental problems affecting the property arising as the result of theories of products liability and strict liability, or under new laws or changes to existing laws enacted after the effective date that would otherwise impose on Grantor in this type of transaction new liabilities for environmental problems affecting the property.

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

GONZALES FAMILY LIMITED PARTNERSHIP  
a/k/a GONZALEZ FAMILY LIMITED  
PARTNERSHIP, a Texas limited partnership, acting  
by and through its general partner, G T Estates, Inc.,  
a Texas Corporation.

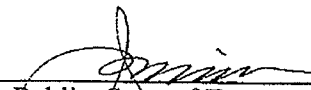


Abel Gonzales, Sr., President

STATE OF TEXAS )

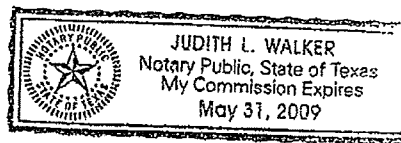
COUNTY OF CAMERON )

This instrument was acknowledged before me on March 17, 2008, by Abel Gonzales, Sr., President of G T Estates, Inc., a Texas Corporation, general partner, on behalf of GONZALES FAMILY LIMITED PARTNERSHIP a/k/a GONZALEZ FAMILY LIMITED PARTNERSHIP, a Texas limited partnership.

  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

PREPARED IN THE OFFICE OF:

PAUL HEMPHILL  
815 Ridgewood  
Brownsville, Texas 78520  
PHONE: (956) 546-5596  
FAX: (956) 544-7201



AFTER RECORDING RETURN TO:

DALILA SANDOVAL  
3601 E. Mile 8 North, Apt. 262  
Weslaco, Texas 78596



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 1-960  
Receipt No.: 003758  
R2057-00-000-0010-00

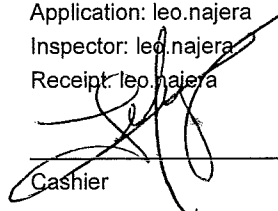
SANDOVAL DALILA  
322 AMISTAD LN  
WESLACO, TX 78599  
(956) 975-6423  
(956) 975-6423

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1642Sq.Ft.
- [5] Legal Description: RESACA ESCONDIDA LOT 10
- [6] Location: mile 14 1/2 & fm 88
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$138000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side ', Side E10', Corner '  
Special Conditions: must comply with all county setbacks & regulations: eastside setbacks 10'  
Description: Permit 1-960  
Price: \$30.00

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

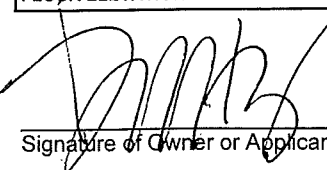
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: leo.najera  
Inspector: leo.najera  
Receipt: leo.najera

  
\_\_\_\_\_  
Cashier

7/26/18  
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
\_\_\_\_\_  
Signature of Owner or Applicant

7/26/18  
Date