

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JENNIFER GONZALEZ	4-1095
2.	LISA ROSILLO	4-16009
3.		
4.		
	COMM. COURT: SEPTEMBER 4, 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

Precinct 4 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1095

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: Amber Gonzalez

Address: 3906 tesajillo dr
Edinburg, TX
78542

Phone: 375-3873

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>[Signature]</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>08/28/18</u>	<u>/ /</u>
Date Approved:	<u>08/28/18</u>	<u>/ /</u>

Water Supplier: N.A.W.

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

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

regarding the land described as: Ranchitos Escondidos PH. 1A 10#50

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

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

- yes A plat has been prepared; (Date approved 4/10/18);
- 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

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1095

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: Jennifer Gonzalez

Address: 3900 Sasajillo de
Edinburg, TX 78542

Phone: 375-3873

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

Ranchitos Escondidos PH 1A lot #54

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jeff Gonzalez 8-28-18
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 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:

8/29/18
Date

[Signature]
County Official

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

Assumption Special Warranty Deed

1. Date: July 2, 2018
2. Grantor: BENITO TREVINO
3. Grantor's Mailing Address: P.O. Box 2373, Mission, Hidalgo County, Texas 78572
4. Grantee: JAMES E. ROBINSON AND JENNIFER GONZALEZ
5. Grantee's Mailing Address: 1335 E. 1st Street, Mission, Hidalgo County, Texas 78572
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the assumption by grantee of one certain promissory note of even date herewith, in the principal sum of FIFTY TWO THOUSAND NINE HUNDRED AND NO/100THS (\$52,900.00) payable to the order of CWL, LTD. the payment of which note is secured by a Deed of Trust of even date therewith of record under Document No. ~~2663038~~, Official Records, Hidalgo County, Texas, and grantee promises to assume and to perform the covenants of said Deed of Trust.
7. Property: Lot Fifty-Six (56) , Ranchitos Escondido Subdivision PHASE I-A, Hidalgo County, Texas, as per map or plat thereof recorded under Clerk's File No. 2487603 , Official Records and Map Records, Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
 - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements, all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
 - C. Anything an on-the-ground A-1 survey would reveal.
 - D. The taxes for the year 2018 and subsequent years.
9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
10. Prior Liens: None.
11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):

RE: Lot Fifty-Six (56) , Ranchitos Escondido Subdivision PHASE I-A, Hidalgo County, Texas, as per map or plat thereof recorded under Clerk's File No. 2487603 , Official Records and Map Records, Hidalgo County, Texas.

- 12. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
- 13. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
- 14. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 15. Signature:

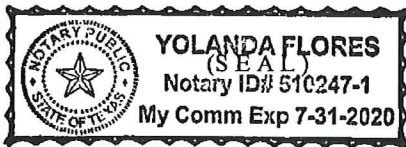

 BENITO TREVINO

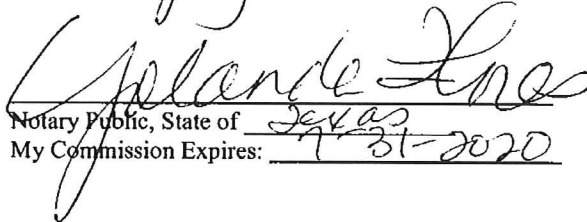
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 2ND day of July, 2018, by BENITO TREVINO.




 Notary Public, State of Texas
 My Commission Expires: 7-31-2020

After Recording Return To:

GARCO, LTD.
 3910 W. Freddy Gonzalez Dr.
 Edinburg, Texas 78539



Chapter 232, Texas Local Government Code

8/28/2018 11:16:58 AM

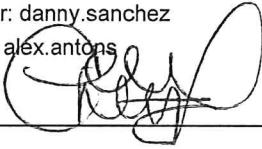
COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-1095
Receipt No.: 004134
R0941-1A-000-0056-00

- ROBINSON JAMES E & GONZALEZ JENNIFER
1335 E 1ST ST
MISSION, TX 78572
(956) 578-5275
(956) 578-5275
- [1] Contractor: SELF
 - [2] Water System: North Alamo WSC
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 1368Sq.Ft.
 - [5] Legal Description: RANCHITOS ESCONDIDOS PH 1-A LOT 56
 - [6] Location: cesar chavez and fm 2812
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$50900
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 85', Rear 30', Side 15', Side 15', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-1095
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: alex.anton



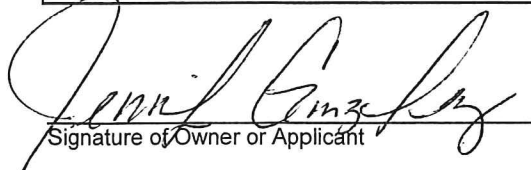
Cashier

8/28/18

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

8.28.18

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
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956-318-2844

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-16009

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:

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

Name: Lisa Rosillo

Address: PO Box 2844
Edinburg, TX
78540

Phone: 956-369-5978

Water Supplier: N/A

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

Account/ESI No.: 131901-007
 Temporary Pole Permanent Service

regarding the land described as:

LOS NOVILLOS lot #14

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 10/20/05);

(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

Rev. 06-03-15

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-10009

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: Lisa Rosillo
Address: PO Box 2844
Edinburg, TX 78540
Phone: 956-369-5978

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

LOS NOVILLOS lot #14

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Lisa Rosillo
Requesting Party (Signature)

8-28-18
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

8/29/18
Date

[Signature]
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 24, 2016

Grantor: KCJC REAL ESTATE PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP

Grantor's Mailing Address (including county): P. O. Box 4424
McAllen, Texas 78502-4424
Hidalgo County, Texas

Grantee: LISA ROSILLO

Grantee's Mailing Address (including county): P.O. Box 2844
Edinburg, Texas 78540
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY THREE THOUSAND AND NO/100THS (\$53,000.00) payable to the order of KCJC REAL ESTATE PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to BYRON JAY LEWIS, Trustee.

Property (including any improvements):

Lot Sixteen (16), LOS NOVILLOS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 49, Pages 10-14, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1580282, OFFICIAL RECORDS AND VOLUME 49, PAGES 10-14, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated April 2, 1948, recorded in Volume 83, Page 47, Oil and Gas Records, dated June 18, 1977, recorded in Volume 1535, Page 825, dated December 19, 1980, recorded in Volume 1703, Page 159 and dated May 7, 1981, recorded in Volume 1723, Page 444, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated March 30, 1987, recorded in Volume 2448, Page 32 an unitized by instrument dated February 13, 1992, recorded in Volume 3208, Page 163 and dated April 22, 1992, recorded in Volume 3245, Page 110, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File Nos. 2364582, 2364583, 2364584, dated December 16, 2011, recorded under Clerk's File No. 2364585, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Memorandum of Oil and Gas Lease dated December 15, 2003, recorded on December 29, 2003 under Clerk's File No. 1280008, dated December 1, 2003, recorded on December 29, 2003 under Clerk's File No. 1280009, dated December 5, 2003, recorded on December 29, 2003 under Clerk's File No. 1280010, dated November 26, 2003, recorded on December 29, 2003 under Clerk's File No. 1280011, dated December 11, 2003, recorded on December 29, 2003 under Clerk's File No. 1280012, dated December 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280013, dated November 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280014, dated October 23, 2003, recorded on December 29, 2003 under Clerk's File No. 1280015, dated November 3, 2003, recorded on December 29, 2003 under Clerk's File No. 1280017, dated November 12, 2003, recorded on December 29, 2003 under Clerk's File No. 1280018, dated October 7, 2003, recorded on December 29, 2003 under Clerk's File No. 1280020, dated September 4, 2003, recorded on December 29, 2003 under Clerk's File No. 1280021 and dated December 9, 2003, recorded on December 29, 2003 under Clerk's File No. 1280022, dated October 22, 2012, recorded under Clerk's File No. 2364587, dated October 8, 2012, recorded under Clerk's File No. 2364588, dated October 12, 2012, recorded under Clerk's File No. 2364589, dated October 2, 2012, recorded under Clerk's File No. 2364591, dated October 1, 2012, recorded under Clerk's File No. 2364592, dated May 29, 2012, recorded under Clerk's File No. 2364593, dated September 15, 2012, recorded under Clerk's File No. 2364594, dated September 17, 2012, recorded under Clerk's File Nos. 2364595, 2364596, dated September 14, 2012, recorded under Clerk's File No. 2364598, dated March 21, 2012, recorded under Clerk's File No. 2364599, dated March 30, 2012, recorded under Clerk's File No. 2364600, dated April 5, 2012, recorded under Clerk's File No. 2364601, 2364602, dated April 6, 2012, recorded under Clerk's File No. 2364603, dated March 9, 2012, recorded under Clerk's File No. 2364604, dated March 8, 2012, recorded under Clerk's File No. 2364605, dated March 24, 2012, recorded under Clerk's File No. 2364606, dated April 11, 2012, recorded under Clerk's File No. 2364607, dated March 27, 2012, recorded under Clerk's File No. 2364610, dated April 3, 2012, recorded under Clerk's File No. 2364611, dated March 23, 2012, recorded under Clerk's File No. 2364612, dated March 7, 2012, recorded under Clerk's File No. 2364613, dated April 4, 2012, recorded under Clerk's File No. 2364614, dated March 28, 201, recorded under Clerk's File No. 2364615, dated February 14, 2012, recorded under Clerk's File No. 2364616, dated January 30, 2012, recorded under Clerk's File No. 2364617, dated January 26, 2012, recorded under Clerk's File No. 2364618, dated February 23, 2012, recorded under Clerk's File No. 2364619, dated February 17, 2012, recorded under Clerk's File No. 2364623, dated January 19, 2012, recorded under Clerk's File No. 2364624, dated January 17, 2012, recorded under Clerk's File Nos. 2364625 and 2364626, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

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 whether listed herein or not.

Easement and Right of Way dated December 5, 1930, recorded in Volume 329, Page 646, Deed Records, Hidalgo County, Texas.

Grant of Easement dated October 20, 1955, recorded in Volume 846, Page 30, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated October 24, 1967, recorded in Volume 1195, Page 909, Deed Records, Hidalgo County, Texas.

Highway Right of Way Easement dated August 21, 1973, recorded in Volume 1377, Page 675, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated August 21, 1973, recorded in Volume 1378, Page 509, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in Warranty Deed dated June 18, 1977, recorded in Volume 1535, Page 824, Deed Records, Hidalgo County, Texas.

Deed of Easement dated July 10, 2009, recorded under Clerk's File No. 2016222, Official Records, Hidalgo County, Texas.

Minimum floor elevation; fifty foot (50') minimum setback line along the front; fifteen foot (15') minimum setback line along the sides; thirty foot (30') minimum setback line along the rear; fifteen foot (15') utility easement along the West, East and North sides; and, thirty foot (30') drainage easement along the rear, as per map or plat thereof recorded in Volume 49, Pages 10-14, Map Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of LOS NOVILLOS PROPERTY OWNERS ASSOCIATION to secure payment of assessments, as set forth in instrument dated February 17, 2006, recorded under Clerk's File No. 1580282, Official Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2016 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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

KCJC REAL ESTATE PARTNERSHIP, LTD.,
A TEXAS LIMITED PARTNERSHIP

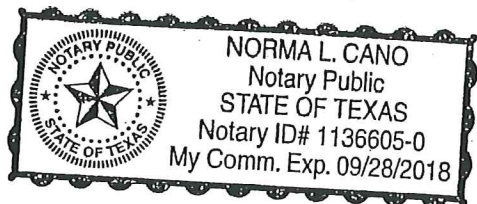
BY: KCJC I, INC., A TEXAS CORPORATION,
Its General Partner

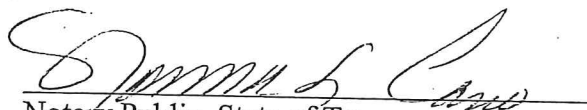
BY: 
JOSE M. GUERRA, PRESIDENT

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 24th of March, 2016,
by JOSE M. GUERRA, PRESIDENT of KCJC I, INC., A TEXAS CORPORATION, General
Partner, on behalf of KCJC REAL ESTATE PARTNERSHIP, LTD., A TEXAS LIMITED
PARTNERSHIP.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
EDWARDS ABSTRACT AND TITLE CO.
3111 W. FREDDY GONZALEZ DRIVE
EDINBURG, TEXAS 78539

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 904791 NC:vm

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16009

Sep. 16, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

L6309-00-000-0016-00

[1] OWNER: ROSILLO, LISA

PO BOX 2844
EDINBURG, TX 78540

Telephone No. 369-5978

[7] LEGAL DESC./NAME OF SUBDIVISION
LOS NOVILLOS LOT#16

LOCATION: 0 281 & FLORAL

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$56,000

[5] SIZE OF STRUCTURE: 2,040 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

[6] USE OF BUILDING: RESD. ZONE-C

Prop. Id. 702252 NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:45' SIDES:15'

MINIMUM ELEV. 18" ABOVE TOP OF CURB

**FOR COUNTY USE ONLY
APPLICATION FEES**

OTHER _____

TOTAL AMOUNT **\$30.00**

Light [X]

Water [X]

Flood Zone: NO 480334

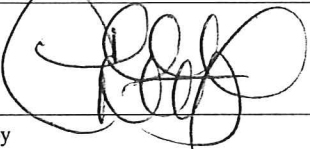
Panel No. /Suffix: _____ Pct: 4

Community No.: 0225B

Certification of Elevation

Required: YES NO BFE

- 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.


Prepared by

9/18/14
Date

Julio Ruiz
Approved by

8/15/14
Date


Signature of Owner or Applicant

9-16-16
Date

[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.