

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Edgardo J. Arenas	4-713
2.	Bryan A. Rios	4-1006
	COMM. COURT: OCTOBER 30, 2018	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-713

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: Edgardo S. Arenas

Address: 6806 E. Canton Rd
Edinburg TX 78542

Phone: 956/297/3590

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Existing OSST
Date Approved:	/ /	10 / 23 / 18

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 334784-001
 Temporary Pole Permanent Service

regarding the land described as:

Lot 3, Benny Estates Unit 1

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12/19/03);

(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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-713

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: Edgardo ⁵ Arenas
Address: 6906 E. Canton Rd.
Edinburg, TX 78542
Phone: 956-207-3590

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

Bermy Estate UT 1. lot # 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X _____ X 10/22/18
Requesting Party (Signature) 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:

10/24/18
Date

[Signature]
County Official

Capital Title

GF# 18-345059-M |

General Warranty Deed

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 15th, 2018

Grantor: Sandra E. Ramirez nka Sandra E. Flores, a single person

Grantor's Mailing Address: 1018 Bunker Ave., Edinburg, TX 78542

Grantee: Edgardo Javier Arenas

Grantee's Mailing Address: 2707 Imperial Lane, Edinburg, TX 78542

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot Three (3), Berny Estates Unit 1, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 44, Page 35, Map Records, Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Hidalgo County, Texas.

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.

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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

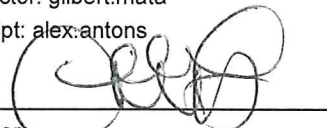
Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-713
Receipt No.: 002764
B2639-01-000-0003-00

ARENAS EDGARDO JAVIER
6806 E CANTON RD
EDINBURG, TX 78539
(956) 322-2590
(956) 207-3590

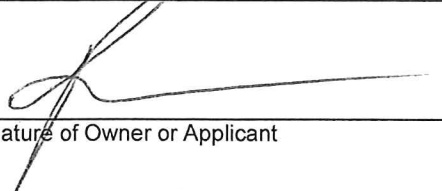
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4038Sq.Ft.
- [5] Legal Description: BERNY ESTATES UT 1 LOT 3
- [6] Location: Tower & Canton
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$283000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 40', Rear 40', Side 10', Side ', Corner 10'
 Special Conditions: must comply with all county setbacks and regulations
 Description: Permit 4-713
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$50.00
 Change Due: \$20.00
 Application: alex.antons
 Inspector: gilbert.mata
 Receipt: alex.antons

Cashier 
 Date 5/14/18

[NOTICE]

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


 Signature of Owner or Applicant

5/14/18
 Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1000

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: Bryan A. Rios

Address: 15427 Mile 20 N.
Edinburg, TX. 78542

Phone: 956-844-2707

Approved by Environmental Health:	Temporary Service	Final Service
	<u>[Signature]</u> Authorized Signature	<u>R Rios</u> Authorized Signature
Inspection/Permit No:		<u>51912</u>
Date Approved:	<u>1 / 1</u>	<u>10/18/18</u>

Water Supplier: North Alamo Water Supply Corp.

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

Account/ESI No.: 100-327-894-695-124-12
[] Temporary Pole [] Permanent Service

regarding the land described as:

Evergreen Valley Estates PH-2 lot 110

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; (Date approved 3/15/25);
- 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 R Rios);
- 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 10-18-18);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by R Rios);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-1000

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: Bryan A. Rios

Address: 15427 Mile 20 - Edinburg
Tx. 78542

Phone: 950-844-2767

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

Evergreen Valley Estates Ph. 2 lot #110

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)

10/18/18
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:

10/24/18
Date

[Signature]
County Official

SIERRA TITLE
277774

General Warranty Deed

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: February 13, 2017

Grantor: CESAR AARON PENA and wife, CHELSEA OLIVIA RIOS

Grantor's Mailing Address: 166 Guerra Garza Road
Rio Grande City, Texas 78582
Starr County

Grantee: BRYAN ALEXIS RIOS, a married man

Grantee's Mailing Address: 515 Lotto Lane, Apt. 1
Edinburg, Texas 78541
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):
Lot 110, of Evergreen Valley Estates, Phase II, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on February 3, 2005, under Clerk's File No. 1432170, and Restrictions as shown on the map recorded in Volume 47, Pages 85 through 97, Map Records of Hidalgo County, Texas.

Easement granted by Chas N. Young to Willacy County Water Control and Improvement District No. 1, by instrument dated August 9, 1938, recorded in Volume 448, Page 552, Deed Records of Hidalgo County, Texas.

Pipeline Permit Agreement dated July 18, 1967, between Hidalgo County and Pan American Petroleum Corporation, recorded in Volume 1181, Page 626, Deed Records of Hidalgo County, Texas.

Agreement dated June 30, 1946, between Willacy County Water Control and Improvement District No. 1 and W.A. Harding, et al, recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.

Water Rights Transfer Agreement dated May 30, 1962, between Hidalgo and Willacy Counties Water Control and Improvement District No. 1 and Rio Farms, Inc., recorded in Volume 1064, Page 435, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement and Agreement dated May 23, 1995, between the Main and Rusk Corporation and Esenjay Petroleum Corporation filed for record in the Office of the County Clerk of Hidalgo County, Texas on May 31, 1995, under Clerk's File No. 455110.

Right-of-Way Easement granted by F.P. Smith and wife to Willacy County Water District No. 1, by instrument dated June 6, 1938, recorded in Volume 443, Page 438, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Nellie S. Hulett to Willacy County Water District No.

1, by instrument dated June 7, 1938, recorded in Volume 443, Page 440, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Wauneta Pratt Werth, Administratrix of the Estate of Nellie S. Hulett, deceased to Willacy County Water District No. 1, by instrument dated June 8, 1939, recorded in Volume 455, Page 585, Deed Records of Hidalgo County, Texas.

A twenty foot (20') Drainage Swale Easement along the South side of subject property as shown on plat recorded in Volume 47, Pages 85 thru 97, Map Records of Hidalgo County, Texas.

An Electrical and Utility Easement along the North fifteen feet (15') of the South thirty feet (30') of subject property as shown on plat recorded in Volume 47, Pages 85 thru 97, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Exclusive Easement to North Alamo Water Supply Corporation along the North side of subject property as shown on plat recorded in Volume 47, Pages 85 thru 97, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Delta Lake Irrigation District .

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

Fifty foot (50.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.

Thirty five foot (35.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.

Six foot (6.0') building set back line along the side line of the subject land according to the Map or Plat thereof, filed for record in Volume 47, Pages 85 through 97, Map Records Hidalgo County, Texas.

Oil and Gas Leases dated October 6, 1989, in favor of Bill Foran, recorded in Volume 2872, Pages 798, 800, and 802, Official Records of Hidalgo County, Texas.

Oil and Gas Leases in favor of the Texas Fuel Company, recorded in Volume 2630, Pages 478, 481, and 484; Volume 2643, Page 149; Volume 2634, Page 98; Volume 2670, Page 243; Volume 2839, Page 514; Volume 2839, Page 757; Volume 2616, Page 978; Volume 2617, Page 1; Volume 2885, Page 736; Volume 2885, Page 748; and Volume 2839, Pages 517 and 529, all in Official Records of Hidalgo County, Texas.

Designation of Unitization dated March 27, 1990, recorded in Volume 2896, Page 32, Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 9, 1943, from J. C. Powell and H. B. Dillon to McCollum Oil Company, a Corporation recorded in Volume 49, Page 87, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated July 1, 1944, from Mrs. Sarah K. Gill, et al, to Gloria Corporation recorded in Volume 65, Page 29, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated January 11, 1994, from The Harding Foundation to Thomas R. Morris filed for record, in the Office of the County Clerk of Hidalgo County, Texas on February 28, 1994, under Clerk's File No. 371812.

Oil and Gas Lease dated March 19, 1965, from Charles N. Young, et al to Weldon I. Thompson, recorded in Volume 296, Page 492, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 14, 1982, from A. F. McCormick and wife, Frances A. McCormick to Tarina Oil Company, recorded in Volume 424, Page 180, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 9, 1982, from Allen G. Dryer to Tarina Oil Company recorded in Volume 1862, Page 144, Official Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 10, 1982, from Charles L. Young, et al to Tarina Oil Company recorded in Volume 424, Page 175, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 18, 1936, from W. A. Harding, et al to McCollum Exploration Company, recorded in Volume 15, Page 128, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease dated January 10, 1939, from Margaret E. Ufford, et al to Pantano Petroleum Company, recorded in Volume 33, Page 570, Oil and Gas Lease Records of Hidalgo County, Texas. Unrecorded Surface Use Agreement dated May 16, 1995, by and between The Main and Rusk Corporation doing business as Rio Valley Farms, Grantors and The Texas Fuel Company, Inc., Grantee; said Surface Use Agreement assigned by unrecorded instrument dated September 5, 1996, from The Main and Rush Corporation to J. W. Thomas and ratified by The Texas Fuel Company, Inc.; and further Assignment and Bill of Sale dated July 1, 2000, by and between EEX E&P Company, L.P. and Cliffwood Oil and Gas Corp., filed for record in the Office of the County Clerk of Hidalgo County, Texas on November 1, 2000 under Clerk's File No. 917473.

Oil and Gas Lease dated September 19, 1945, from Sarah K. Gill and husband S.L. Gill to La Gloria Corporation, recorded in Volume 63, Page 229, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease in favor of Esenjay Petroleum Corporation, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 18, 1994, under Clerk's File No. 420798 through 420806, inclusive and filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 22, 1996, under Clerk's File No. 518064 and filed for record in the Office of the County Clerk of Hidalgo County, Texas on May 13, 1996, under Clerk's File No. 523124 and 523125.

Memorandum of Oil and Gas Lease dated August 9, 1993, executed by Glenn W. Harding, et al, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 17, 1993, under Clerk's File No. 344186. Ratification of Oil and Gas Lease dated September 26, 1995, executed by Robert W. Parr and Dorothy Jean Parr, filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 19, 1995, under Clerk's File No. 481571.

Memorandum of Oil and Gas Leases from Lester Dreyer, et al, to Southern Land Co. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 17, 2006, under Clerk's File Nos. 1639728, 1639729 and 1639730.

Memorandum of Oil and Gas Lease from First National Bank to Sundown Development filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 3, 2006, under Clerk's File No. 1683487.

Memorandum of Oil and Gas Lease from Carleton Speed to Compass Bank filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 29, 2007, under Clerk's File No. 1820424.

All oil, gas and other minerals reserved as a life estates in favor of Charles N. Young and

Eva L. Young, in Deed dated June 12, 1953, recorded in Volume 776, Page 319, Deed Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated August 21, 1980, recorded in Volume 1687, Page 481, Deed Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated October 10, 1980, recorded in Volume 1699, Page 612, Deed Records of Hidalgo County, Texas.

All oil, gas, and other minerals conveyed in Deed dated August 25, 1936, recorded in Volume 18, Page 377, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deed dated December 5, 1927, recorded in Volume 407, Page 565, Deed Records of Hidalgo County, Texas and in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 1, 2005, under Clerk's File No. 1503179.

All water rights and rights to water (whether riparian, appropriative or otherwise) reserved in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 10, 2007, under Clerk's File No. 1744564.

No building permitted over any easements and no fill or permanent structure allowed over or within any swale easements as shown on plat recorded in Volume 47, Pages 85 thru 97, Map Records of 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 2017 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.

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

Cesar A. Pena
CESAR AARON PENA

Chelsea Rios
CHELSEA OLIVIA RIOS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of February, 2017,
by CESAR AARON PENA.

(SEAL)



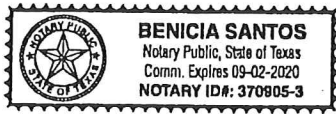
Benicia Santos
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13 day of February, 2017,
by CHELSEA OLIVIA RIOS.

(SEAL)



Benicia Santos
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
BRYAN ALEXIS RIOS
515 Lotto Lane, Apt. 1
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3171774;BS/ih



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

7/30/2018 11:02:13 AM

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 4-1006
Receipt No.: 003786
E8250-02-000-0110-00

- RIOS BRYAN ALEXIS
- 515 LOTTO LN APT 1
- EDINBURG, TX 78541
- (956) 225-7284
- (956) 225-7284
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 110
- [6] Location: VALVERDE & MILE 20
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
 Special Conditions: APPLICANT MUST COMPLY WITH ALL HCPD SET BACKS AND REGULATIONS.
 Description: Permit 4-1006
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$30.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: guillermo.rodriquez
 Receipt: alex.antons

 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.

Bowman
Signature of Owner or Applicant

7.30.18
Date