

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Cesar Garza Jr.	4-807
2.	Yvonne Galindo	4-1104
3.	Anita Moreno	4-1075
4.	Betty A. Lofton LOTS 1 & 2, LAZY L SUBDIVISION	BLANKET COVER
5.	E.E.A.C. INC.(Elias Woloski, President) LOTS 161-237, MARAVILLAS ESTATES	BLANKET COVER
	COMM. COURT: November 20, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-807

### 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: Cesar J. Gamnik

Address: 22902 Skinner Rd  
Edinburg TX 78542

Phone: (956) 207-7179

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing</u> <u>11/8/07</u>

Water Supplier: NAWS

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

Account/ESI No.: 100-32789403829068  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Evergreen Valley Estates Ph. 3 lot #78

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 3/16/07);
- 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

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: 4-807

### 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: (Cesar) Garcia

Address: 22402 Skinner Rd

Edinburg TX 78542

Phone: (956) 207-7139

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

Ever green Valley Est Phase 3 lot #78

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

11/8/18  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) plat # 4-807

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

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

11/14/18  
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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

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## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: April 14, 2015

Grantor: Evergreen Valley Inc., a Texas Corporation  
Grantor's Mailing Address:  
3714 S. Exp. 281  
Edinburg, Texas 78542

2604742

Grantee: Cesar Javier Garza Jr. and Raquel Ramirez de Garza  
Grantee's Phone Number: [REDACTED]  
Grantee's Mailing Address (including county):  
3312 Loda Ln.  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Seventy-Eight Thousand Nine Hundred Fifty and 00/100 (\$78,950.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 78, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

### Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703891. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703892. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and

*CR*

14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, 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.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

Evergreen Valley Inc., a Texas Corporation

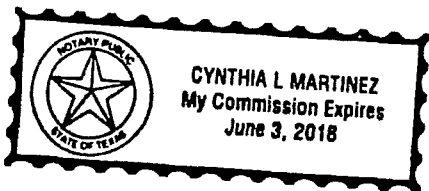
BY: [Signature]  
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 4/14/2015, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

[Signature]  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Evergreen Valley Inc.  
3714 S. Exp. 281  
Edinburg, Texas 78542

*CR-PG*



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. 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 4-807  
Receipt No.: 003124  
E8250-03-000-0078-00

GARZA CESAR JAVIER JR & RAQUEL RAMIREZ DE GARZA  
3312 LODA LN  
EDINBURG, TX 78542  
(956) 207-7139  
(956) 207-7139

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: APPLICANT MUST COMPLY WITH ALL  
HCPD SET BACKS AND REGULATIONS.

Description: Permit 4-807  
Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$50

Change Due: \$20.00

Application: alex.antons

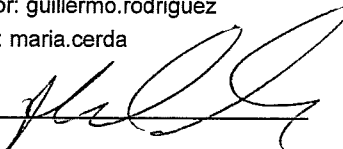
Inspector: guillermo.rodriguez

Receipt: maria.cerda

Cashier

Date

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4489Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 78
- [6] Location: SKINNER RD. & MILE 20
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone AE

  
Date 6/6/18

Prop. ID# 716398

[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

6/6/18  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1104

### 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: Yvonne Galindo

Address: 4017 W. Rogers  
Edinburg, Tx 78541

Phone: 956-358-9871

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing septic</u> <u>11/09/18</u>

Water Supplier: N.A.W.S.C.

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

Account/ESI No.: 10032789434944882  
 Temporary Pole  Permanent Service

regarding the land described as:

Evergreen Valley Est. 2 Lot #124

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 03-15-05)

(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
County of Hidalgo

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-1104

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: Yvonne Galindo
Address: 4017 W. Rogers Rd
Edinburg, Tx 78541
Phone: 956-358-9871

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

Evergreen Valley Pl #2 LOT #124

STATUS OF PERSON OR ENTITY MAKING REQUEST

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

Yvonne Galindo
Requesting Party (Signature)

11/8/18
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
Executory Contract
Lease

- Rent Receipt
Affidavit
Other (describe)

PMT 4-1104

This part to be filled out by receiving county official:

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

11/09/18
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 THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: June 20, 2007

1790072

Grantor: Evergreen Valley Inc., a Texas Corporation  
Grantor's Mailing Address:  
3714 S. Exp. 281  
Edinburg, Texas 78539

Grantee: Yvonne Galindo  
Grantee's Phone Number: [REDACTED]  
Grantee's Mailing Address (including county):  
Rt. 4, Box 783  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Five Thousand Four Hundred Fifty & no/100's (\$25,450.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 124, Evergreen Valley Estates, Phase II, as shown by the map or plat thereof recorded in Volume 47, Page 85-97, Map Records, Hidalgo County, Texas

**Reservations from and Exceptions to Conveyance and Warranty:**

1. A lien securing a promissory note (the "Prior Note"), dated August 10, 2004, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1380418. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Prior Note"), dated August 10, 2004, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1380419. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;

*Y y B.*

- 12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
- 13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase II, as shown on the plat thereof, recorded in Volume 47, Pages 85-97, Map records of Hidalgo County, Texas; and
- 14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, 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.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

Evergreen Valley Inc., a Texas Corporation

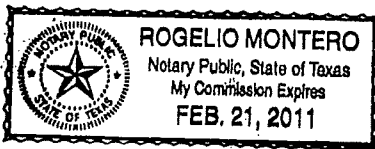
BY: *Herb Scurlock III*  
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 20th day of June, 2007, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation:

*Rogelio Montero*  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Evergreen Valley Inc.  
3714 S. Exp. 281  
Edinburg, Texas 78539  
Special Warranty Deed  
Page 2

*E. Y. B.*



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

8/29/2018 3:36:51 PM

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

Permit No.: Permit 4-1104  
 Receipt No.: 004174  
 E8250-02-000-0124-00

- GALINDO YVONNE
- 4017 W ROGERS RD
- EDINBURG, TX 78541
- (956) 358-9871
- (956) 292-6972
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2428Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT  
124
- [6] Location: RAMSEYER AND BRUSHLINE RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$145680
- [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: **MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD**  
 Description: Permit 4-1104  
 Price: \$30.00

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

Method of Payment: Check  
 Check/M.O.#: 1513  
 Payment: \$30  
 Change Due: \$0.00  
 Application: alex.antons  
 Inspector: danny.sanchez  
 Receipt: maria.cerda

  
 \_\_\_\_\_  
 Cashier

08/29/18  
 \_\_\_\_\_  
 Date

*Prop. ID# 697038*

[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

08/29/18  
 \_\_\_\_\_  
 Date



# 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: 4-1078

### 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: Anita Moreno

Address: lot #37 Falcon's Crest gardens  
1006 Perigrene  
Edinburg, TX 78542

Phone: (956) 746-7579

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: <u>Light</u>	<u>11/12/18</u>	<u>existing</u>
Date Approved:	<u>11/12/18</u>	<u>11/14/18</u>

Water Supplier: NAWS

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

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

regarding the land described as:

Falcon's Crest Gardens lot #37

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 8/11/04);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1075

### 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: Anita Moreno

Address: lot #37 Falcon's Crest Gardens  
Edinburg, TX  
1006 Perigrine 78542

Phone: (956) 746 7579

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

Falcon's Crest Gardens lot #37

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Anita Moreno  
Requesting Party (Signature)

11/10/2018  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit 4-1075

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

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

11/14/18  
Date

[Signature]  
County Official

## SPECIAL WARRANTY DEED

Date: December 15, 2017

Grantor: NICOLAS LOZANO, JR. and MICAH K. LOZANO, a married couple

Grantor's Mailing Address:

1109 Iron Horse  
Leander, Texas 78641  
Williamson County

Grantee: JORGE DE HOYOS and ANITA MORENO, a married couple

Grantee's Mailing Address:

8513 Hidalgo Street  
Pharr, Texas 78577  
Hidalgo County

### Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

### Property (including any improvements):

All of Lot 37, FALCON'S CREST GARDENS SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the amended map recorded in Volume 46, Pages 92 thru 94, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

### Reservations from Conveyance:

None

### Exceptions to Conveyance and Warranty, to the extent they validly exist:

Restrictive covenants described in instrument dated October 29, 2004, filed November 2, 2004 under Document Number 1399065, Official Records and Volume 46, Pages 92 thru 94, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Annual maintenance charge and/or current assessments as set forth in instrument dated October 29, 2004, filed November 2, 2004 under Document Number 1399065, Official Records, Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

Minimum floor elevations, setback lines, easements and restrictions as shown on the amended map of Falcon's Crest Gardens Subdivision, recorded in Volume 46, Pages 92 thru 94, Map Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Yuma Petroleum Company, as Lessee, dated May 9, 1985, recorded in Volume 2174, Page 932; dated April 11, 1985, recorded in Volume 2175, Page 152; dated September 5, 1985, recorded in Volume 2238, Page 990 and dated September 5, 1985, recorded in Volume 2239, Page 7, all in the Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions as disclosed by Certificate of Resolution and Order of Hidalgo County Irrigation District No. 1, dated August 4, 2008, filed August 12, 2008 under Document Number 2008-1918209, Official Records of Hidalgo County, Texas,

Management Certificate as shown by instrument dated March 3, 2015, filed March 13, 2015 under Document Number 2015-2594009, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated March 10, 1958, recorded in Volume 913, Page 60 and dated March 15, 1959, recorded in Volume 943, Page 82, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated November 5, 2003, filed November 6, 2003 under Document Number 1263763, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated October 25, 2006, filed December 12, 2006 under Document Number 2006-1697493 and Correction filed December 19, 2006 under Document Number 2006-1700041, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

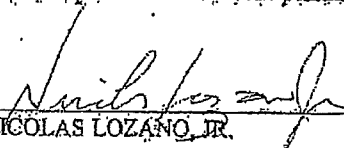
Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Standby fees, taxes and assessments by any taxing authority for the year 2018, and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTOR AND GRANTEE AGREE THAT GRANTOR HAS CONVEYED THE PROPERTY AND GRANTEE HAS ACCEPTED THE PROPERTY IN ITS "AS IS" CONDITION, WITH ANY AND ALL DEFECTS AND WITHOUT WARRANTY EXCEPT FOR THE WARRANTIES OF TITLE AND THE WARRANTIES IN THE CONTRACT EXECUTED BETWEEN GRANTOR AND GRANTEE.

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

  
NICOLAS LOZANO, JR.

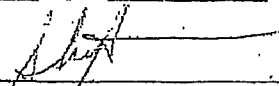
  
MICAH K. LOZANO

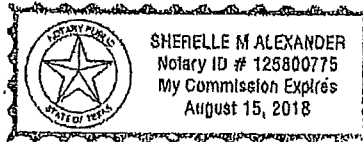
STATE OF TEXAS )

COUNTY OF WILLIAMSON )

Before me, the undersigned authority, on this day personally appeared NICOLAS LOZANO, JR., proved to me through TXAL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that NICOLAS LOZANO, JR. executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of Dec, 2017.

  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary Public ID: 12580077-5

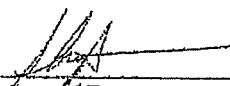


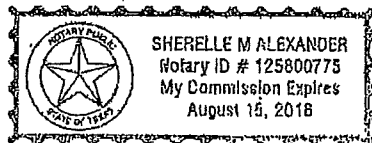
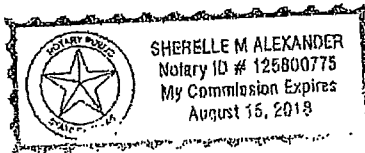
STATE OF TEXAS )

COUNTY OF WILLIAMSON )

Before me, the undersigned authority, on this day personally appeared MICAH K. LOZANO, proved to me through TXAL to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that MICAH K. LOZANO executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of Dec, 2017.

  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary Public ID: 12580077-5



**PREPARED IN THE OFFICE OF:**  
**LAW OFFICE OF RICHARD A. CANTU, P.C.**  
6013 N. 10th Street  
McAllen, Texas 78504  
Tel: (956) 687-7763  
Email: [CantuR@valleylandtitleco.com](mailto:CantuR@valleylandtitleco.com)  
File/GF No.: 9333-17/1549961v1tc

**AFTER RECORDING RETURN TO:**  
**JORGE DE HOYOS and ANITA MORENO**  
8513 Hidalgo Street  
Pharr, Texas 78577



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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Permit No.: Permit 4-1075  
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F1552-00-000-0037-00

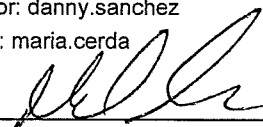
DE HOYOS JORGE & MORENO ANITA  
8513 HIDALGO ST  
PHARR, TX 78577  
(956) 566-1616  
(956) 566-1616

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 38.4', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1075  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4401Sq.Ft.
- [5] Legal Description: FALCON'S CREST GARDENS (AMENDED)  
LOT 37
- [6] Location: alamo rd and mile 17
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$275000
- [10] Flood Zone: Zone X

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

Method of Payment: Check  
Check/M.O.#: 2069  
Payment: \$30  
Change Due: \$0.00  
Application: alex.antonis  
Inspector: danny.sanchez  
Receipt: maria.cerda

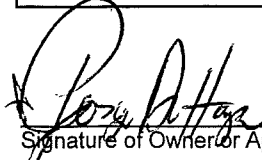
  
\_\_\_\_\_  
Cashier

  
\_\_\_\_\_  
Date

*Prop. ID # 689124*

[NOTICE]

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

*8-21-18*  
\_\_\_\_\_  
Date



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> Street  
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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

*OSSK'S  
Installed.*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

## 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: Betty A. Lofton

Address: 11333 W. Nile / N  
Weslaco, TX 78596

Phone: 918-50910

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>11 / 14 / 18</u>

Water Supplier: N.A.W.S.C.

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

Account/ESI No.: 35604-002  
 Temporary Pole  Permanent Service

regarding the land described as: Lazy L Subdivision lots 1+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

- 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 10-23-18);  
 (verified by Flor Sesin);  
 (verified by [Signature]);  
 (verified by [Signature]);  
 (verified by Flor Sesin);

[Signature]  
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 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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956-973-7850

Precinct No.3 Substation  
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Mission, TX 78572  
956-205-7045  
956-205-7049

OSSP'S  
Installed

Precinct ① 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

### 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: Betty A. Lofton

Address: 1933 W. Mile 11 N  
Weslaco Tx 78596

Phone: (956) 968-5690

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

Lazy L subdivision lots 1 + 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

Betty A. Lofton 10-5-2018  
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:

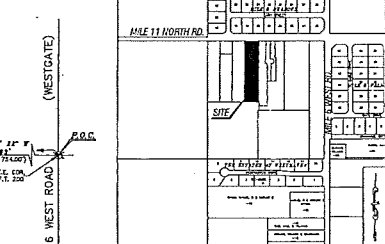
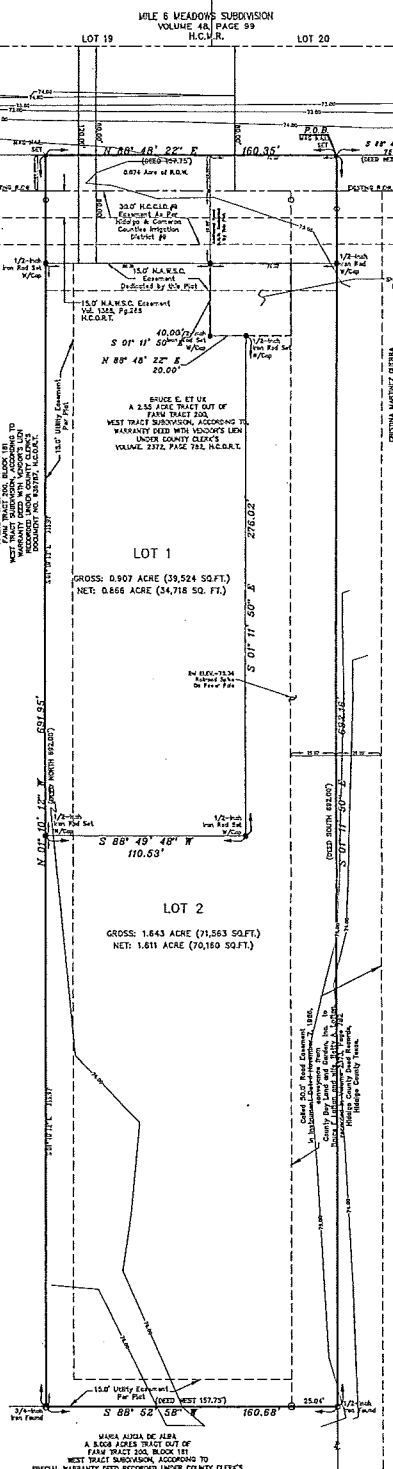
11-01-18  
Date

Gloria  
County Official



GENERAL NOTES

- 1. FLOOD ZONE STATEMENTS FLOOD ZONE DESIGNATION ZONE "X" ZONE "X" AREA OUT 500 YEAR FLOOD AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD... 2. BASIS OF BEARING AND DISTANCES ARE GRID NORTH BASED ON TEXAS PLANE COORDINATE SYSTEM, SOUTH ZONE (4200) AND 11, AND 83... 3. SETBACKS FRONT 50.00 FEET ON MILE 11 NORTH... 4. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT... 5. NO COMMERCIAL USE SHALL BE ALLOWED IN LOTS 1 AND 2... 6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL SURFACE... 7. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLAN... 8. IN ACCORDANCE WITH THE HOLLAND COUNTY DRAINAGE DISTRICT NO. 1 AND HOLLAND COUNTY REQUIREMENTS... 9. NO NEW STRUCTURE SHALL BE PERMITTED OVER ANY EXISTING EASEMENTS... 10. EACH FURNISHED CONTRACT MADE BETWEEN A DEVELOPER AND PURCHASER OF A LOT IN THIS SUBDIVISION... 11. ALL PUBLIC UTILITIES EASEMENTS DEICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET... 12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES... 13. BETTY A. LITTON, THE OWNER & SUBDIVIDER OF LAZY L SUBDIVISION, RETAINS A PLANNED EASEMENT UNDER EACH LOT... 14. NO RECREATIONAL USE SHALL BE ALLOWED FOR LOT 1, OTHER THAN THE SHOWN RECREATIONAL EASEMENT... 15. AN UNIMPROVED MOBILE HOME WILL BE PERMITTED TO MEET MINIMUM SETBACKS... 16. OWNER RESERVES AN EASEMENT FOR PROVISION OF WATER MAIN AND ACCESS TO THE NORTH FIFTEEN (15) FEET OF SAID LOTS...



LEGEND table with symbols for various lines and easements: 1. 1/2\"/>

SCALE: 1\"/>

LEGAL DESCRIPTION: BEING A 2.550 ACRE TRACT (11,077 SQ. FT.) OF LAND SITUATED IN FARM TRACT 200, OF THE WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34 OF THE MAP RECORDS OF HOLLAND COUNTY (HOLLAND), TEXAS...

THIS PLAT IS APPROVED BY HOLLAND COUNTY REGISTRATION DISTRICT NO. 1... APPROVED BY HOLLAND COUNTY REGISTRATION DISTRICT NO. 2... APPROVED BY HOLLAND COUNTY REGISTRATION DISTRICT NO. 3...

HOLLAND COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM REQUIREMENTS FOR DRAINAGE PLANS AS SET FORTH IN HOLLAND COUNTY ORDINANCE NO. 100...

STATE OF TEXAS COUNTY OF HOLLAND COUNTY CLERK'S RECORDING CERTIFICATION: I, ARTHUR GUARDADO, JR., COUNTY CLERK OF HOLLAND COUNTY, CERTIFY THAT THE PLAT BEARING THIS BOOK AND PAGE WAS FILED FOR RECORD AT OROSCO, TEXAS...

SURVEYOR'S CERTIFICATION: I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, SURVIVOR FOR OUTSIDE A SURVEY BOUNDARY, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE...

DATE OF PREPARATION: 08/08/2023

ENGINEER'S CERTIFICATION: I, JOSE LUIS MORALES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER DRAINAGE CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE...

STATE OF TEXAS COUNTY OF HOLLAND COUNTY NOTARY PUBLIC: I, BETTY A. LITTON, DO HEREBY CERTIFY THAT THE UNDERSIGNED, HENRY M. WANG, HAS PERSONALLY APPEARED BEFORE ME AND IS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

STATE OF TEXAS COUNTY OF HOLLAND COUNTY MAYOR OF CITY OF WESLACO: I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY AFFIRMAL IS REQUIRED...

STATE OF TEXAS COUNTY OF HOLLAND COUNTY ATTEST: SECRETARY, CITY OF WESLACO

RIGHT OF WAY EASEMENT: KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, HERBY SUCCESSORS, ASSIGNS, AND TRANSFERRES HERENTHATHE CALLED "GRANTOR"...

PRINCIPAL CONTACTS: NAME, ADDRESS, CITY & ZIP CODE, PHONE, FAX. OWNERS: BETTY A. LITTON, 1932 N. MILE 11, WESLACO, TEXAS 75783-1829... SURVEYOR: JUAN M. CASTILLO, R.P.L.S., 2000 E. EXPRESSWAY #3, WESLACO, TEXAS 75783...

LEGAL DESCRIPTION (continued): BEING A 2.550 ACRE TRACT (11,077 SQ. FT.) OF LAND SITUATED IN FARM TRACT 200, OF THE WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34 OF THE MAP RECORDS OF HOLLAND COUNTY (HOLLAND), TEXAS...

OWNER'S CERTIFICATION AND ATTESTATION: I, BETTY A. LITTON, AS OWNER (S) OF THE 2.550 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE FOREGOING PLAT, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND EASEMENTS SHOWN HEREON...

NOTARY PUBLIC'S CERTIFICATION: I, BETTY A. LITTON, DO HEREBY CERTIFY THAT THE UNDERSIGNED, HENRY M. WANG, HAS PERSONALLY APPEARED BEFORE ME AND IS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

STATE OF TEXAS COUNTY OF HOLLAND COUNTY NOTARY PUBLIC: I, BETTY A. LITTON, DO HEREBY CERTIFY THAT THE UNDERSIGNED, HENRY M. WANG, HAS PERSONALLY APPEARED BEFORE ME AND IS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

STATE OF TEXAS COUNTY OF HOLLAND COUNTY MAYOR OF CITY OF WESLACO: I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY AFFIRMAL IS REQUIRED...

STATE OF TEXAS COUNTY OF HOLLAND COUNTY ATTEST: SECRETARY, CITY OF WESLACO

RIGHT OF WAY EASEMENT: KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, HERBY SUCCESSORS, ASSIGNS, AND TRANSFERRES HERENTHATHE CALLED "GRANTOR"...

PRINCIPAL CONTACTS: NAME, ADDRESS, CITY & ZIP CODE, PHONE, FAX. OWNERS: BETTY A. LITTON, 1932 N. MILE 11, WESLACO, TEXAS 75783-1829... SURVEYOR: JUAN M. CASTILLO, R.P.L.S., 2000 E. EXPRESSWAY #3, WESLACO, TEXAS 75783...

PLAT OF LAZY L SUBDIVISION 2.550 ACRES TRACT OUT OF FARM TRACT 200, WEST TRACT SUBDIVISION VOLUME 2, PAGE 34 MAP RECORDS OF HOLLAND COUNTY CITY OF WESLACO, TEXAS. Includes GM logo and Guzman & Muñoz Engineering and Surveying, Inc. contact information.



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

OSSF  
ESCROW

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### 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: E.E.A.C. Inc  
(Eliad Wloski, President)  
Address: P.O. BOX 5454  
Wichita, TX. 78502  
Phone: 682-8024

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

N/A

Water Supplier: WATWSC

Utility Provider:  M.V.E.C.       AEP

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

regarding the land described as:

Mananillas Estates Ph. III 1075 161-237.

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 10.9.18);

(verified by Fay Serin);

(verified by [Signature]);

(verified by [Signature]);

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

*OSSF  
ESCROW.*

T.J. Arredondo, CFM  
Director of Planning

Precinct **1** 2 3 4

Application No: PH

### 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: E.E.A.C. Inc. (Elias Woloski, President)  
Address: P.O. Box 5454  
McAllen, Tx 78502  
Phone: (956) 682-8024

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): 46-931 ac. 0/6 L2 BIK 14 & L4 BIK 15, La Donna Plat, Volume 1, Page 51, H.C.M.R. Naranjo Estates Ph. III

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

1075 101-237.

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

[Signature]  
Requesting Party (Signature)

8/20/18  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) copy of subd. 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:

11.6.18  
Date

[Signature]  
County Official

