

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Monica Morlans	4-1441
2.	Juan Lazos	4-1406
3.	Rene Sanchez	4-1241
COMM. COURT: January 29, 2019		



# 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: 4-1441

### 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: monica morlan

Address: 2910 N Juan St  
Edinburg Texas  
78541

Phone: 956-929-1894 or  
956-929-5306

Approved by Environmental Health:	Temporary Service	Final Service
<u>R Rio</u>	<u>R Rio</u>	<u>R Rio</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: <u>SEWER</u>		
Date Approved: <u>01/16/19</u>		<u>01/16/19</u>

FOR WATER ONLY

Water Supplier: North Glamond Water Supply

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

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

regarding the land described as:

Lot 33, Alberta Springs Subdivision Hidalgo County

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

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

- yes A plat has been prepared; (Date approved 12/4/18);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by R Rio);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (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

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1441

### 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: Monica Merlans  
Address: 2910 N Juan St  
Edinburg Texas 78541  
Phone: 956-929-1894 or (956) 929-5306

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

Lot #33, Alberta Springs Subdivision, Hidalgo County

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

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

Monica Merlans      1/16/2019  
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 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:

1/23/19  
Date

[Signature]  
County Official

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.**

Date: December 14, 2018

Grantor: Alberta Land Investment, LLC, a Texas Limited Liability Company

Grantor's Mailing Address (including county): P.O. Box 959  
Edinburg, Texas 78540-0959  
Hidalgo County, Texas

Grantee: Monica Morlans

Grantee's Mailing Address (including county): 2910 North Juan Street  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of \$36,150.00 and is executed by Grantee, payable to the order of Grantor. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to Catherine R. Helgeson, Trustee.

Property (including any improvements):

Lot 33, Alberta Springs Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded as Document Number 2970112, Official Records of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, geothermal, and other minerals in, on, under, or that may be produced from the above described land.

Reservations from and Exceptions to Conveyance and Warranty:

1. Subject to any and all reservations, restrictions, covenants, conditions, easements and oil and gas leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the above described property.
2. Rights of parties in possession;
3. Rights of adjoining owners in any walls and fences situated on a common boundary;
4. Any discrepancies, conflicts or shortages of area or boundary lines;
5. Any encroachments or overlapping of improvements;
6. 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;
7. Subdivision restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas,

AFTER RECORDING RETURN TO:

Alberta Land Investment, LLC  
P. O. Box 959  
Edinburg, Texas 78540-0959

PREPARED BY:

Law Office of Patrick Moore, PLLC  
1801 S. 2nd Street, Suite 380  
McAllen, Texas 78503

affecting the subject property;

8. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years.

**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.

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.

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.

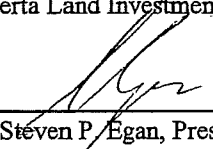
By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and 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 each note described is fully paid according to its terms, at which time this deed shall become absolute.

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

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

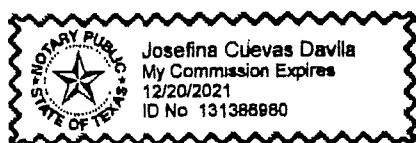
Alberta Land Investment, LLC, a Texas Limited Liability Company

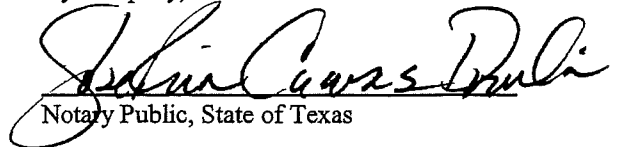
By:   
Steven P. Egan, President

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on January 4, 2019, by Steven P. Egan, President of Alberta Land Investment, LLC, a Texas Limited Liability Company, on behalf of said Texas Limited Liability Company.



  
Notary Public, State of Texas



Chapter 232, Texas Local Government Code

1/16/2019 11:45:33 AM

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 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-1441  
Receipt No.: 005801  
A2458-00-000-0033-00

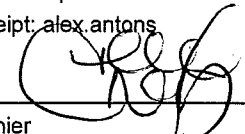
MORLANS MONICA  
2910 N JUAN ST  
EDINBURG , TX 78541  
(956) 929-1894  
(956) 929-1894

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1400Sq.Ft.
- [5] Legal Description: ALBERTA SPRINGS LOT 33
- [6] Location: ALBERTA RD. AND TOWER RD
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$17000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 20', Rear 10', Side ', Side S6', Corner 10'  
Special Conditions: MUST COMPLY WITH ALL HCPD SETBACK AND REGULATIONS  
Description: Permit 4-1441  
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: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

1/16/19  
Date

[NOTICE]

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

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

1/16/19  
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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Precinct No.1 Substation  
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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: 4-1406

### 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: Juram Lazos

Address: 223 Baltic Ave  
Apt. D.  
Edinburg TX 78539

Phone: (210)997-5012

Approved by Environmental Health:	Temporary Service	Final Service
<u>R Ric</u>	<u>R Ric</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>Jon Talley</u>	
	<u>01/14/19</u>	<u>1 1</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as:  
Evergreen Valley Estates Phase 2 Lot # 100

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

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

- yes A plat has been prepared; (Date approved 3/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by R Ric);
- 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 01-14-19);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by R Ric);
- (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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:

4-1404

### 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: Juan Lazos  
Address: 223 Baltic Ave Apt. D  
Edinburg TX 78539  
Phone: (210) 997-5012

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

Evergreen Valley Estates Phase 2 Lot # 100

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

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

Juan M. Lazos  
Requesting Party (Signature)

1-14-19  
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:

1/23/19  
Date

[Signature]  
County Official

OUTCL D.G. GF #162430805

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

**Warranty Deed with Vendor's Lien**

Date: AUGUST 29, 2016

Grantor: FABIAN R. TRUDEAU and wife, ELLEN RYAN TRUDEAU

Grantor's Mailing Address: 4201 AMERICANA LN.  
MISSION, TEXAS 78572  
HIDALGO COUNTY

Grantee: JUAN MIGUEL LAZOS

Grantee's Mailing Address: 5963 HEMATITE RIM  
SAN ANTONIO, TEXAS 78222  
BEXAR COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of TEXAS REGIONAL BANK in the principal amount of THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$34,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor TEXAS REGIONAL BANK and by a first-lien deed of trust of even date from Grantee to MICHAEL K. LAMON, Trustee.

Property (including any improvements):

Lot One Hundred (100), EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

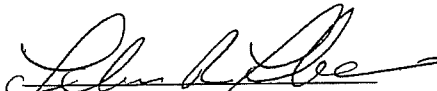
Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Clerk's File No. 1432170, Official Public Records of Hidalgo County, Texas and Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements, building setbacks and reservations as shown by the map or plat thereof recorded in Volume 47, Pages 85-97, Map Records of Hidalgo County, Texas.
- d. Statutory rights, rules, regulations, easements and liens in favor of Delta Lake and Engleman No. 6, pursuant to applicable sections of the Texas Water Code.
- e. Terms, conditions, and stipulations contained in the existing Farm Lease Agreements in favor of Nowell Borders.
- f. Easements for canals, laterals, and drainage ditches reserved in Deeds dated February 1, 1928, from S. L. Gill to Owen H. Henson, recorded in Volume 275, Page 493, Deed Record, Hidalgo County, Texas.

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

TEXAS REGIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of TEXAS REGIONAL BANK and are transferred to TEXAS REGIONAL BANK without recourse against Grantor.

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

  
FABIAN R. TRUDEAU

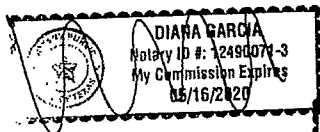
  
ELLEN RYAN TRUDEAU

**ACKNOWLEDGMENTS**

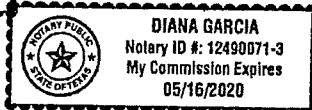
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 29<sup>th</sup> day of August, 2016, by FABIAN R. TRUDEAU.



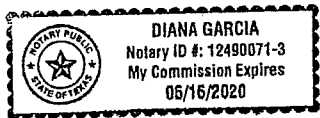
  
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 29<sup>th</sup> day of August, 2016, by ELLEN RYAN TRUDEAU.



  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:  
SLUSHER & ASSOCIATES, PLLC  
4900 NORTH TENTH, SUITE F-3  
McALLEN, TEXAS 78504  
GF# 162430805

**AFTER RECORDING RETURN TO:**

JUAN M. LAZOS  
5963 HEMATITE RIM  
SAN ANTONIO, TEXAS 78222



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-1406  
Receipt No.: 005617  
E8250-02-000-0100-00

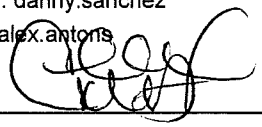
LAZOS JUAN MIGUEL  
222 BALTIC AVE APT D  
EDINBURG, TX 78539  
(210) 997-5012  
(956) 518-2704

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4102Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH 2 LOT 100
- [6] Location: uresti and mile 20
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$220000
- [10] Flood Zone: Zone X

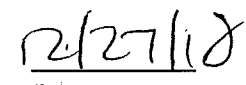
Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 35', Side 6', Side WS30', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1406  
Price: \$30.00  
Description: Unauthorized Construction Penalty  
Price: \$30.00

**Total Amount.....\$60.00**

Method of Payment: Check  
Check/M.O.#: 126  
Payment: \$60.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons



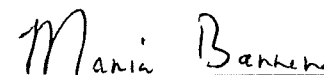
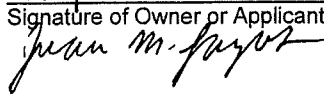
Cashier

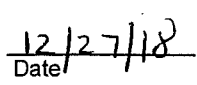


Date

[NOTICE]

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Signature of Owner or Applicant  


  
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: 4-1241

### 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: Rene Sanchez

Address: 5703 Lakota Dr.  
Edinburg, Tex.  
78542

Phone: (956) 457-6907

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>WRam</u> Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>1 1</u>	<u>1/16/19</u>

Water Supplier: N/A

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

Account/ESI No.: 129743-002  
[  ] Temporary Pole [  ] Permanent Service

regarding the land described as: ~~Residencia~~ Seminole Valley #2, Lot #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 8/12/18);

(verified by [Signature]);

(verified by WRam);

(verified by WRam);

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4  
4-1291

Application No:

### 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: Rene Sanchez  
Address: 5703 Lakota Dr,  
Edinburg, Tex.  
Phone: (956) 457-6907

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

Seminole valley #2 lot 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

Rene Sanchez  
Requesting Party (Signature)

1-16-19  
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:

1/23/19  
Date

[Signature]  
County Official

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 12, 2006
Grantor: JACK MCCLELLAND, not joined herein by my spouse as the property being conveyed herein does not constitute any part of our homestead

Grantor's Mailing Address (including county): 2614 W. Freddy Gonzalez
Edinburg, Texas 78539
Hidalgo County, Texas

Grantee: RENE SANCHEZ

Grantee's Mailing Address (including county): 2009 Loma Alta St.
San Juan, Texas 78589-3300
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of TEXAS STATE BANK in the principal amount of TWENTY TWO THOUSAND EIGHT HUNDRED SIXTY FIVE AND NO/100THS DOLLARS (\$22,865.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of TEXAS STATE BANK and by a first-lien deed of trust of even date from Grantee to PAUL S. MOXLEY, Trustee.

Property (including any improvements):

Lot Two (2), Seminole Valley No. 2, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 33, Page 115, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 33, PAGE 115, MAP RECORDS AND DOCUMENT NO. 701551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated March 31, 1998, recorded under Document No. 668259, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease dated January 9, 1989, recorded in Volume 2712, Page 473, and dated October 29, 1999, recorded under Clerk's File No. 805461, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Seismic-Lease Option Agreement dated October 28, 1997, filed December 30, 1997, under Document Number 645212, and extended under Clerk's File No. 735219, Official Records, Hidalgo County, Texas, executed by John H. Sanders, Trustee of the John H. and Dorothy F. Sanders Family Living Trust and Dorothy F. Sanders, Individually and as Trustee of the John H. and Dorothy F. Sanders Family Living Trustee, in favor of Samson Lone Star Limited Partnership.

Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 2.

Minimum floor elevation; Thirty foot (30') minimum setback line along the front; twenty percent (20%) of lot depth forty foot (40') maximum; Seven foot (7') minimum setback line along the side; the West twenty foot (20') for drainage swale; the East Fifteen foot (15') of the West thirty-five (35') foot for utility easement; as per map or plat thereof recorded in Volume 33, Page 115, Map Records, Hidalgo County, Texas.

Taxes for the year 2007 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

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

TEXAS STATE BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of TEXAS STATE BANK and are transferred to TEXAS STATE BANK, without recourse against Grantor.

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

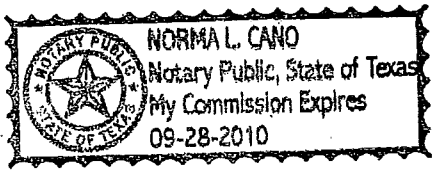


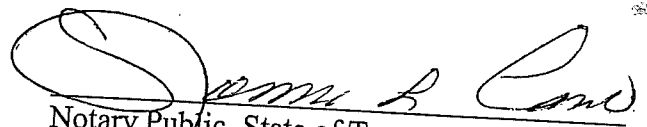
JACK MCCLELLAND

State of Texas §  
County of Hidalgo §

(Acknowledgment)

This instrument was acknowledged before me on the 20<sup>th</sup> of December, 2006, by  
JACK MCCLELLAND.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
RENE SANCHEZ  
2009 Loma Alta St.  
San Juan, Texas 78589-3300

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
208 West Cano  
Edinburg, Texas 78539  
GF#: 749220; NLC:lc



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
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Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
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Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 4-1241  
Receipt No.: 004754  
S2440-02-000-0002-00

SANCHEZ RENE  
2009 LOMA ALTA DR  
SAN JUAN, TX 78589  
(956) 457-6907  
(956) 457-6907

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 35', Side 7', Side 7', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1241  
Price: \$30.00

- [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: SEMINOLE VALLEY #2 LOT 2
- [6] Location: raul longoria and owassa
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$20000
- [10] Flood Zone: Zone AH

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$40

Change Due: \$10.00

Application: alex.antons

Inspector: danny.sanchez

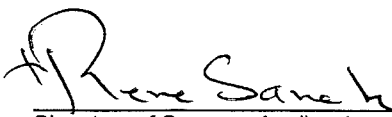
Receipt: maria.perda

Cashier

Date

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Signature of Owner or Applicant

10-15-118  
Date