

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	EMILY SEGURA	1-1887
2.	JOSE CRUZ	1-1896
3.	MONICA BARRON	1-1835
4.		
	COMM. COURT: MAY 21, 2019	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1887

### 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: Emily Segura

Address: Lot 22 El Nido  
Subdivision  
Weslaco TX 78599

Phone: (956) 295-9450

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>5/10/19</u>

Water Supplier: North Alamo Water

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: El Nido lot 22

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 9-18-17);  
(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



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Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1887

### 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: Emily Segura  
Address: Lot 22 El Nido  
Subdivision Weslaco TX 78599  
Phone: (956) 295-9456

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

El Nido lot 22

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

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

Emily Segura 5-10-19  
Requesting Party (Signature) Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

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

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

5-10-19  
Date

[Signature]  
County Official

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: March 15, 2018

Grantor: Armando Pena, not joined herein by my spouse as the property hereby conveyed is no part of my homestead and is my sole and separate property

Grantor's Mailing Address:

112 Gadwall  
Clute, Texas 77531  
Brazoria County, Texas

Grantee: Emily Segura

Grantee's Mailing Address:

9805 Preciosa  
Mercedes, Texas 78570  
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 Thirty-Four Thousand Dollars and No Cents (\$34,000.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David A. Ewers, trustee.

Property (including any improvements):

Lot 22, El Nido Subdivision, a Subdivision in Hidalgo County, Texas, according to the Map or Plat thereof, recorded in Volume 32, Page 162, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Easements, rights-of-way, and prescriptive rights, whether of record or not;
3. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
4. Rights of adjoining owners in any walls and fences situated on a common boundary;
5. Any discrepancies, conflicts, or shortages an area or boundary lines;
6. Any encroachments or overlapping of improvements;
7. 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;
8. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
9. 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;

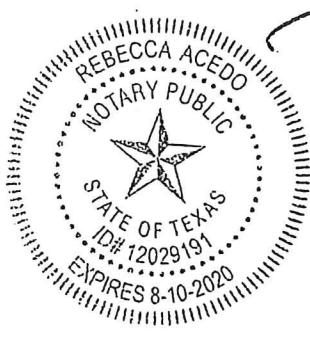
the context requires, singular nouns and pronouns include the plural.

*Armando Pena*  
\_\_\_\_\_  
Armando Pena

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 15<sup>th</sup> day of March, 2018, by Armando Pena.



*Rebecca Acedo*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Armando Pena  
112 Gadwall  
Clute, Texas 77531



Chapter 232, Texas Local Government Code

5/10/2019 9:58:40 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-1887

Receipt No.: 007443

E4500-00-000-0022-00

SEGURA EMILY  
9805 PRECIOSA  
MERCEDDES , TX 78570  
(956) 355-9676  
(956) 355-9676

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1008Sq.Ft.
- [5] Legal Description: EL NIDO LOT 22
- [6] Location: mile 4 & mile 15
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 30'  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-1887  
Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alyssa.ulloa

Inspector: leo.najera

Receipt: alyssa.ulloa

Cashier

5/10/19  
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

5-10-19  
Date



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Rev. 06-03-15

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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: 1-1894

### 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: J. Santos Cruz

Address: 2313 PHOEBE DR  
Weslaco TX 78599

Phone: (956) 314-4617

Approved by Environmental Health:	Temporary Service _____	Final Service <u>WRam</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Reinstalled</u>
Date Approved:	<u>1 / 1</u>	<u>05/13/19</u>

Water Supplier: NALWS

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

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

regarding the land described as:

Eagle's Nest Est Lt 2 lot 4 Blk 4

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 3-18-02);  
(verified by [Signature]);  
(verified by 5/13/19);  
(verified by 5/13/19);  
(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: 1-1896

### 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: J. Santos CIV2

Address: 2313 Phoebe Dr Weslaco TX  
78594

Phone: (956) 314-4617

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

Eagle's Nest Est. Lot 21 of 4 Blk C

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

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

J. Santos CIV2  
Requesting Party (Signature)

5/13/19  
Date

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

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

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

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

5/13/19  
Date

[Signature]  
County Official

1196047

**WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** March 1, 2003

**GRANTOR:** Tony Barbosa and wife Lidia Barbosa

**GRANTOR'S MAILING ADDRESS (including County):** 2602 Sugarcane Road, Weslaco, Hidalgo County, Texas 78596

**GRANTEE:** Jose Santos Cruz and wife Nancy Cruz

**GRANTEE'S MAILING ADDRESS (including County):** P.O.Box 1795, Weslaco, Hidalgo County, Texas 78596

**CONSIDERATION:** Ten and .50/100ths Dollars (\$10.00) and a note of even date that is in the principal amount of **FOURTEEN THOUSAND AND 00/100ths (\$14,000.00) DOLLARS** and is executed by Grantee, payable to the order of Grantor. It is further secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Baldemar Cano, Jr., Trustee.

**PROPERTY (Including Any Improvement):**

**Lot Four(4), Block Six (6), Eagle's Nest Estates Subdivision, Unit II, Farm Tract 213 of the West and Adams Tract Subdivision, recorded in Volume 39 Pages 108-111 of the Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference is here made for all purposes.**

**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 rights 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 therefrom.**

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

1. **SUBJECT TO** all mineral reservations, if any, of record;
  2. **SUBJECT TO** oil and gas leases, if any, of record;
  3. **SUBJECT TO** easements and building restrictions and conditions, if any, of record;
  4. **SUBJECT TO** all easements, rules, regulations and rights in favor of a water improvement district, if any, of record;
  5. **SUBJECT TO** all visible easements, if any;
  6. **SUBJECT TO** the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property;
-

- property;
7. **SUBJECT TO** easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property;
  8. **SUBJECT TO** the following restrictions of record in the Office of the County Clerk, Hidalgo County, Texas:
    - A. Purchaser must secure a building permit from the County of Hidalgo, before construction commences.
    - B. All lots are to be used only for Single Residential purposes. Only a one (1) family residence may be built on the lot. No home/structure/building may be moved onto a lot. **SAVE AND EXCEPT** Lot 11, Block 2 and Lot 2, Block 9, which are zoned for commercial purposes
    - C. No lot, street, drainage ditch or easement may be used as a parking lot for cars, Eighty-eight wheelers, boats or any other type of vehicle either temporarily or permanently.
    - D. No lot may be subdivided to create smaller lots.
    - E. Only a single family residence may be built on the lot. Each home must have a minimum of nine hundred (900') square feet of living area. The living area does not include the garage, carport, stoop, porch, laundry facility or storage room.
    - F. All homes must be built of new materials consisting of block, brick, wood or a combination thereof.
    - G. Block and frame homes must have the exterior walls painted, prior to occupancy. All exterior openings to each home must be sealed with doors, windows, or proper equipment prior to occupancy. Homes must be completed on the exterior, prior to occupancy.
    - H. Foundations of concrete slabs or wood must be installed prior to occupancy. All foundations must be in compliance with the rules and regulations of the County of Hidalgo.
    - I. Each home must have at least one (1) bathroom facility, completely installed and working, prior to occupancy.
    - J. Home must have raised roofs. Homes with Flat roofs are not permitted.
    - K. Any home or part thereof, including, but not limited to, a porch, garage, or carport must be placed at least twenty-five (25') feet from the front lot line, at least ten (10') feet from both sides lot lines, and at least twenty (20') feet from the back lot line.
    - L. Each home must have electricity and potable water in operation prior to occupancy.
    - M. Purchaser must install a meter box to service home with electricity, which is in compliance with the rules and regulations of Magic Valley Electric Cooperative. The meter box must be placed on the side of the home that will be least costly for Magic Valley Electric Cooperative to service the home.
    - N. Purchaser must keep the lot, easement, and drainage ditches which run along the property in good repair and condition. Maintenance and appearance of the lot, easement and drainage ditches shall be neat and clean. Vegetation, weeds and/or brush may grow no taller than ten (10") inches. If vegetation, weeds and/or brush is excessive in growth, seller may refuse payments on the lot, until all excessive vegetation, weeds and/or brush is cut and meets with the seller's approval. Seller may, but not being obligated to do so, cut excessive vegetation, weeds and/or brush. Purchaser will reimburse seller all costs, incurred with cutting the excessive vegetation, weeds and/or brush. The minimum fee is One Hundred and no/100ths
-

(\$100.00) Dollars.

- O. Purchaser will keep the lot, street, drainage ditch and easement, clean and free of abandoned property, junk, wanted or unwanted items, including but not limited to, appliances, campers, construction materials, pallets, household furniture, clothing and parts thereof.
  - P. All rubbish, trash, garbage, vegetation, wanted or unwanted items, must be disposed of or picked up by a waste management company. No outside burning of wanted or unwanted items of any kind is permitted on the lot, street, drainage ditch or easement of the subdivision.
  - Q. No structure of a temporary character such as, but not limited to a bus, basement, tent, lean-to, shack, barn, garage, or other out building shall be placed or constructed on any lot, street, drainage ditch or easement in the subdivision or used as a dwelling or a residence either temporarily or permanently.
  - R. New Mobile Homes with two or more bedrooms will be allowed but developer must give approval before mobile home is moved onto the lot.
  - S. Any fence constructed on the lot must be constructed of new block, brick, cedar or hurricane (cyclone) material. All block fences must be painted or stuccoed, within seven (7) days of construction. Cedar fences may be painted, stained or left in their natural state.
  - T. Purchaser of lots must contract with private or public waste materials company to pick up their trash in a timely and orderly manner. Two or three owners may join together for this matter.
  - U. No more than four (4) working vehicles are permitted on the lot, street, drainage ditch or easement of the subdivision.
  - V. Vehicles that are non-operational for a period of fourteen (14) days or more, are not permitted on the lot, street, drainage ditch or easement of the subdivision.
  - W. Farm animals such as but not limited to cows, horses, ostriches, chickens, roosters, pigs, ducks, rabbits, sheep, or goats, can not be kept or bred for commercial or personal purposes on the lot, street, drainage ditch, or any easement of the subdivision.
  - X. Businesses such as, but not limited to a convenience store, mini store, taco stand, restaurant, tavern bar, dance hall, church, non-profit organization, garage sale, yard sale, workshop for the repair of tires, televisions, automobiles, refrigerators, VCR's or air conditioners are not permitted on the lot, street, drainage ditch or any easement of the subdivision. The selling or repairing of any item is not permitted on the lot, street, drainage ditch, or any easement of the subdivision. **SAVE AND EXCEPT** Lot 11, Block 2 and Lot 2, Block 9, which are zoned for commercial purposes
  - Y. A street, pathway, alley, crossover, or any type of connecting path between any Two (2) pieces of land, which vehicles may create or use, is not permitted on any lot, street, drainage ditch or easement of the subdivision. This pertains to lots connecting with each other in the subdivision, or lots connecting with any other lands.
  - AA. No vehicles will be permitted to park in the streets during the evening hours, over the weekend or overnight. Eighty-eight (18) wheelers and large gravel vehicles will not be permitted in the subdivision, other than for deliveries.
  - BB. It is expressly granted to developers exclusively to maintain an office in the subdivision for the purpose of selling lots and collecting amounts due thereof for as long as developers are in the business of developing lands.
-

**GENERAL PROVISIONS:**

- A. All easements for the installation and maintenance of utilities and irrigations facilities are reserved for same. Right of the use for ingress and egress shall be had at all times over any easement for the repair, removal, installation, operation, or maintenance of any utility together with the right to remove any obstructions that may be placed in such easement which would interfere with the use, maintenance, operation or installation of such utility. A utility company, irrigation district or other authorized entity, its agents, employees or assigns shall not be liable for any damage done by them to trees, shrubbery, flowers, fences, septic tank systems or other property situated within any such easements.
- B. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these amended covenants are recorded, after which time all covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said amended covenants in part or whole.
- C. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages.
- D. Invalidation of any one of these amended covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

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 conveyance and warranty.

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

**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:**

- 1) 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;**
  - 2) The nature or quality of construction, structural design and engineering of any improvements;**
  - 3) The quality of the labor and materials included in any improvement;**
  - 4) The soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise;**
-

- 5) All warranties created by any affirmation of fact or promise or by any description of the property, and;
- 6) All other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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

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

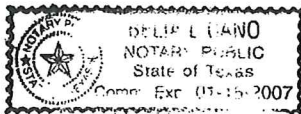
Tony Barbosa  
 Tony Barbosa

Lidia Barbosa  
 Lidia Barbosa

STATE OF TEXAS           §  
                                       §  
 COUNTY OF HIDALGO    §

(ACKNOWLEDGMENT)

This instrument was acknowledged before me by Tony Barbosa and Lidia Barbosa on this 6<sup>th</sup> day of March, 2003.



Delia L. Cano  
 Notary Public Hidalgo County, State of Texas  
 Commission Expires: January 15, 2007  
 Name of Notary: Delia L. Cano

**AFTER FILING, RETURN TO:**  
 Claudia Cruz  
 c/o Tony & Lidia Barbosa  
 2602 Sugarcane Road  
 Weslaco, Texas 78596

**PREPARED IN THE LAW OFFICE OF:**  
 Baldemar Cano, Jr.  
 217 South Cage  
 Pharr, Texas 78577  
 (956) 787-8523

Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk

On: May 07, 2003 at 09:07A

As a Recording

Document Number: 1196047  
Total Fees : \$22.00

Receipt Number - 496781  
BY  
Elizabeth Salinas, Deput

y



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 1-1896  
Receipt No.: 007480  
E0155-02-006-0004-00

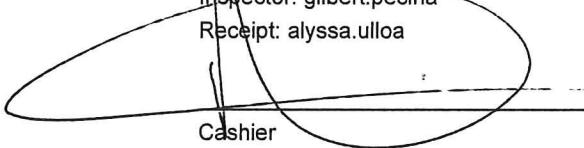
CRUZ JOSE SANTOS & NANCY  
2313 PHOEBIE DR  
WESLACO, TX 78599  
(956) 314-4617  
(956) 314-4617

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 50', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-1896  
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: 1420Sq.Ft.
- [5] Legal Description: EAGLE'S NEST ESTATES UT 2 LOT 4 BLK  
6
- [6] Location: MILE 6 1/2 W. & MILE 10 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

5/13/19  
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.

Santos Cruz  
Signature of Owner or Applicant

5/13/19  
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  
956-318-2844

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1835

### 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 Barron

Address: 18808 mile 2 w  
La Villa, TX

Phone: 956-373-7521

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>existing sewer</u>
Date Approved:	<u>1 / 1</u>	<u>05/13/19 connection</u>

Water Supplier: NAWS

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 250091-003  
 Temporary Pole     Permanent Service

regarding the land described as:

La Villita Ranches Ph 1 lot 314

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;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4-7-15);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

Precinct No.1 Substation  
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956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1835

### 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: Monice Barran

Address: 18808 mile 2 w  
La Villa, TX

Phone: 956-373-7521

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

La Villa Ranches Ph 1 lot 314

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

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

Monice Barran  
Requesting Party (Signature)

5-13-19  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

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

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

5-13-19  
Date

[Signature]  
County Official

---

RE: Lot 314, La Villita Ranches Subdivision, recorded under Instrument No. 2600407, Map Records Hid Cty Tx

---

**NOTICE OF CONFIDENTIALITY RIGHTS**

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

**Special Warranty Deed with Vendor's Lien**

1. Date: February 13, 2017
2. Grantor: GARCO, LTD
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: MONICA YVETTE BARRON
5. Grantee's Mailing Address: P.O. Box 1496, Edcouch, Hidalgo County, Texas 78538
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FORTY FOUR THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$44,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Three Hundred Fourteen (314) , La Villita Ranches Subdivision, Phase I, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2600407, Map Records of Hidalgo County, Texas.
8. Reservations From Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors, and assigns forever:
  - A. All oil, gas, and other minerals and the underground water estate, in and under and that may be produced from the Property. If the mineral and/or water estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral and/or water estate owned by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral and/or water estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals and/or water by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations do not materially interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.
9. Exceptions From Conveyance and Warranty: This conveyance is subject to the following but only to the extent that same are valid and subsisting and affect the Property, to-wit:
  - A. Standby fees and the taxes for the year 2017 and subsequent years due to change in land usage or ownership;
  - B. All rights, restrictions, reservations, severances, covenants, conditions, easements [including utility and right-of-way easements, if any, whether of record or not]; prior conveyances and/or severance of oil, gas and/or other minerals and/or water rights and any existing leases of oil, gas and other minerals and/or water rights; the rights of adjoining owners in any walls and fences situated on a common boundary;
  - C. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements;

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RE: Lot 314, La Villita Ranches Subdivision, recorded under Instrument No. 2600407, Map Records Hid Cty Tx

---

- D. All water, sewer and utility lines, whether established by written easements or existing on the ground servicing this Property and/or adjacent properties;
  - E. All matters which would be revealed by a physical inspection and/or by an on-the-ground A-1 survey of the Property;
  - F. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, and the pertinent water district;
  - G. Any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto;
  - H. Any portion of the land described herein lying within canal right of way;
  - I. Easements and reservations as may appear upon the recorded map and dedication of said subdivision;
  - J. 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;
  - K. Restrictive covenants described on Exhibit "A", attached hereto and made a part hereof for all purposes; and
  - L. The present physical condition of the Property as more fully described on Exhibit "B", attached hereto and made a part hereof for all purposes.
  - M. Anything an on-the-ground A-1 survey would reveal.
  - N. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
  - O. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.
  - P. Grantee is aware that the following is not allowed: junkyards, trash/debris and/or bars upon the property.
10. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
11. Prior Liens: Deed of Trust recorded under Document No. 2631591, Official Records, Hidalgo County, Texas
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
13. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
15. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.

RE: Lot 314, La Villita Ranches Subdivision, recorded under Instrument No. 2600407, Map Records Hid Cty Tx

17. Signature:

GARCO, LTD  
GARCO MANAGEMENT, LLC

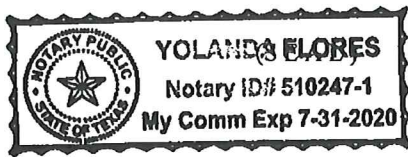
By: [Signature]  
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 13<sup>th</sup> day of Feb, 2017, by Richard A. Garza, President of GARCO MANAGEMENT, LLC, as General Partner of Garco Ltd., a Texas Limited Partnership.



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

After Recording Return To:

GARCO, LTD

3910 W. Freddy Gonzalez  
Edinburg, Texas 78539

EXHIBIT "A"  
LA VILLITA RANCHES

Standby fees, taxes and assessments by any taxing authority for the year 2015 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Mineral and/or royalty grant and/or reservation in instrument dated February 1, 1937, recorded in Volume 423, Page 388, Deed Records and dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

Reservation of water rights and/or other rights if any, as set forth in Deed dated January 1, 2014, recorded under Clerk's File No. 2549536, Official Records, Hidalgo County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

Right of way Easement dated March 10, 2003, recorded under Clerk's File No. 1175882, Official Records, Hidalgo County, Texas.

Right of way Easement dated December 30, 2009, recorded under Clerk's File No. 2064301, Official Records, Hidalgo County, Texas.

Right of way Easement dated October 10, 2014, recorded under Clerk's File No. 2554928, Official Records, Hidalgo County, Texas.

Water Service Agreement dated November 6, 2014, recorded under Clerk's File No. 2562365, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO AND CAMBRON COUNTIES IRRIGATION DISTRICT NO. 9.

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.

---

RE: Lot 314, La Villita Ranches Subdivision, recorded under Instrument No. 2600407, Map Records Hid Cty Tx

---

EXHIBIT "B"

As a material part of the consideration, Grantor (Seller) and Grantees (Buyer) agree that:

- A. **Grantee is accepting the Property "AS IS", "WHERE IS" AND "WITH ALL FAULTS". IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in the warranty of title) INCLUDING, BUT NOT LIMITED TO: ZONING AND TAX CONSEQUENCES; PHYSICAL OR ENVIRONMENTAL CONDITIONS; AVAILABILITY OF ACCESS, INGRESS OR EGRESS; OPERATING HISTORY OR PROJECTIONS; VALUATION; GOVERNMENTAL APPROVALS, GOVERNMENTAL LAW AND/OR SUBDIVISION REGULATIONS; THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:**
- 1) **THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY;**
  - 2) **THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY;**
  - 3) **THE MANNER, QUALITY, AND/OR STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; and**
  - 4) **THE PERFORMANCE OF THE WORK BY CONTRACTORS AND CONSULTANTS - ACCEPTED BY GRANTEE SOLELY BASED UPON GRANTEE'S INSPECTION, TESTING AND/OR SOLE JUDGMENT AFTER GRANTEE HAS BEEN AFFORDED THE OPPORTUNITY TO INSPECT AND TEST THE WORK AND THE PROPERTY FOR WHATEVER PURPOSE DEEMED NECESSARY OR APPROPRIATE BY GRANTEE AND GRANTEE HAS SATISFIED ITSELF IN REFERENCE TO SAME.**
- B. **GRANTEE HAS NOT RELIED UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR; GRANTEE REPRESENTS THAT:**
- 1) **GRANTEE IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE;**
  - 2) **GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN EXPERTISE AND INSPECTIONS IN PURCHASING THE PROPERTY;**
  - 3) **GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND RELIES SOLELY ON SAME;**
- C. **THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES AND/OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY;**
- D. **THE TERMS AND CONDITIONS OF THIS SECTION WILL EXPRESSLY SURVIVE THE CLOSING, NOT MERGE WITH THE PROVISIONS OF ANY CLOSING DOCUMENTS AND WILL BE INCORPORATED INTO THE DEED;**
- E. **GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON;**
- F. **GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.**
- G. **Further, Grantee hereby releases Grantor from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including but not limited to asbestos, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Grantor, its agents, or representatives.**



Chapter 232, Texas Local Government Code

4/24/2019 11:05:51 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
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Permit No.: Permit 1-1835  
Receipt No.: 007206  
L2105-01-000-0314-00

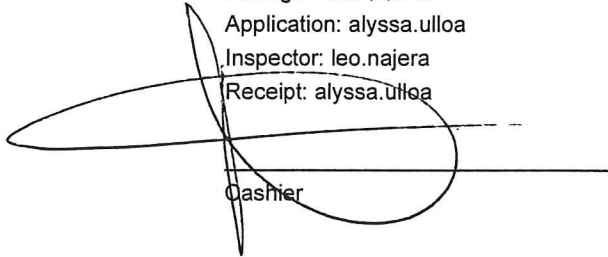
BARRON MONICA Y  
PO BOX 1496  
EDCOUCH, TX 78538  
(956) 373-7521  
(956) 373-7521

- [1] Contractor: SELF
- [2] Water System: City of La Villa
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3316Sq.Ft.
- [5] Legal Description: LA VILLITA RANCHES PH 1 LOT 314
- [6] Location: MILE 2 & MILE 17
- [7] Sewage: City of La Villa
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side S15', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS:SOUTH SETBACK:15'FT  
Description: Permit 1-1835  
Price: \$30.00

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

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

  
Cashier

4/24/19  
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

4-24-19  
Date