

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Juan Andres Castillo	4-2052
2.	Sandra Rodriguez	4-1432
3.	Juan M. Villarreal	4-2057
4.	Rosa N. Moya	4-2072
5.	Jose Zamora	4-2045
6.	Maritza Luna	4-16316
7.	Maria Trevino	4-1831
8.	Kary Vega	4-1175
COMM. COURT: JULY 16, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2052

### 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: Juan Andres Castillo

Address: 8511 Aliyan St  
Edinburg, TX  
78542

Phone: 956-289-9997

Approved by Environmental Health:	Temporary Service _____	Final Service <u>MRanning</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Existing Sewer</u>
Date Approved:	<u>1 / 1</u>	<u>07/01/19</u>

Water Supplier: JAC 343511-001 North Alamo

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

Account/ESI No: 343511-001  
 Temporary Pole  Permanent Service

regarding the land described as: 354-4937 Martin  
RA Estate ph. 2 lot 47

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 3/25/02);
- 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 MRanning);
- 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 MRanning);
- 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



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Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2052

### 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 Andres Castillo

Address: 8511 Aliyan St  
Edinburg, TX 78542

Phone: 956 - 289 - 9997

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

RA Estates Plat. 2 lot 47

#### 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 A Castillo  
Requesting Party (Signature)

07-1-19  
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:

7/1/19  
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 OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** February 10, 2016

**Grantor:** RG ESTATES, LLC, a Texas Limited Liability Company

**Grantor's Mailing Address (including county):** 5711 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
Hidalgo County, Texas

**Grantee:** JUAN A. CASTILLO

**Grantee's Mailing Address (including county):** 8511 Aliyah St.  
Edinburg, Texas 78542  
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 **TWENTY SIX THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS (\$26,500.00)** and is executed by Grantee, payable to the order of RG ESTATES, LLC. The note is secured by a vendor's lien retained in favor of RG ESTATES, LLC. in this deed and by a deed of trust of even date from Grantee to David Crook, Trustee.

Property (including any improvements):

**Lot 47, RG ESTATES, PHASE II**, Hidalgo County, Texas as per the map or plat thereof on file and of record under Clerk's Document Number 2584455, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record in Official Records, Hidalgo County, Texas.

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.

By 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.

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

RG ESTATES, LLC, a Texas Limited Liability Company

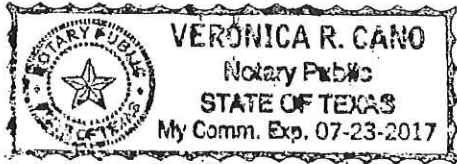
By: 

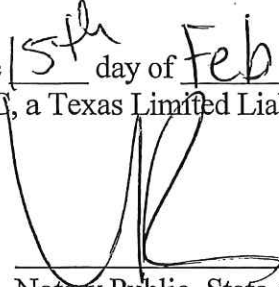
William A. Schwarz, Manager

(Acknowledgment)

State of Texas           §  
                                  §  
County of Hidalgo     §

This instrument was acknowledged before me on the 5<sup>th</sup> day of Feb 2016, by WILLIAM A. SCHWARZ, Manager of RG ESTATES, LLC, a Texas Limited Liability Company.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
RG ESTATES  
5711 N. 10<sup>TH</sup> Street  
McAllen, Texas 78504



Chapter 232, Texas Local Government Code

7/1/2019 3:43:39 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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Ph: 956-968-4734  
Fax: 956-973-7850

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

Permit No.: Permit 4-2052

Receipt No.: 008115

R2428-02-000-0047-00

CASTILLO JUAN A  
8511 ALIYAH ST  
EDINBURG, TX 78542  
(956) 354-4937  
(956) 354-4937

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 20 Mobile Homes
- [4] Size of Structure: 224Sq.Ft.
- [5] Legal Description: RG ESTATES PH 2 LOT 47
- [6] Location: val verde and mile 17 1/2
- [7] Sewage: North Alamo WSC
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1500
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2052  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$100.00  
Change Due: \$70.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
Cashier

7/1/19  
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

07-1-19  
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

Application No: 4-1432

### 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:

Sandra Rodriguez

Name: Inesque Obregon

Address: 8523 Rambo Hts Drive  
Edinburg, TX 78542

Phone: 956-429-5093

Approved by Environmental Health:	Temporary Service	Final Service
<u>Inesque Obregon</u>	<u>[Signature]</u>	<u>WRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>Existing Septic Tank</u> <u>09/14/19</u>

Water Supplier: North Plains

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

Account/ESI No.: X1003278945086181861  
 Temporary Pole  Permanent Service

regarding the land described as:

Brenda Rancho HES lot 407,

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 2/19/02);
- 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 WRamirez);
- 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 WRamirez);
- 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



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Precinct 1 2 3 **4**

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-1432

### 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: Jandra Rodriguez  
Enrique Obregon JR  
Address: 8523 Rosales alto Driv  
Edinburg, TX. 78542.  
Phone: 956-929-5093

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

Brenda Ranchettes lot #407

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jandra Rdz 6/27/19  
Enrique Obregon JR 6-10-19  
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of amt.

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

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

6/27/19  
Date

[Signature]  
County Official

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

**WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:**           **October 16, 2017**

**Grantors:**     **Fernando Guerra  
                  Lucila F. Guerra  
                  8408 Sunrise ST  
                  Edinburg, Texas 78542  
                  Hidalgo County**

**Grantee:**       **Sandra Rodriguez  
                  8523 Rancho Alto Dr.  
                  Edinburg, Texas 78542  
                  Hidalgo County**

**Consideration:** Fifty Thousand Dollars and NO/100THS (\$50,000.00) Dollars and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged.

**Property (Including Any Improvements):**

All of Lot 407, BRENDA RANCHETTES, Hidalgo County, Texas, according to the map recorded in Volume 39, Page 60, Map Records, Hidalgo, Texas;

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

This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist that same exist and affect the property, to-wit:

- A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservation and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "B" attached hereto and made a part hereof for all purposes.
- B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
- C. Anything an on the ground A-1 survey would reveal.
- D. The taxes for the year 2017 and subsequent years.
- E. 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.

**CONDITION OF THE PROPERTY:**

This Property is sold in its "As is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.

**GRANTING CLAUSE:**

Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations form, 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)

**SPECIAL WARRANTY OF TITLE:**

To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds 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.

**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.

**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.

**MISCELLANEOUS:**

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

Grantors, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warrant, grants, sells and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantees, Grantees' heirs executors, administrators, successors or assigns forever. Grantors' heirs, executors, administrators, and 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.

EXECUTED this document on this 10th Day of October 2017 by said Grantors, Fernando Guerra and Lucila F. Guerra.

*[Signature]*  
Fernando Guerra (Grantor)  
Signed by Lucila Guerra as per Power of Attorney

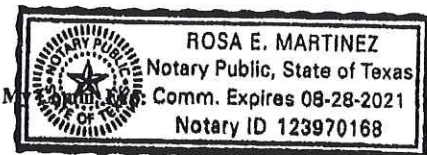
*[Signature]*  
Lucila Guerra (Grantor)

**ACKNOWLEDGMENT**

STATE OF TEXAS )  
COUNTY OF HIDALGO )

On this 10th Day of October, 2017 before me a NOTARY PUBLIC for said State, personally appeared Lucila Guerra in representation of Fernando Guerra as per Power of Attorney and Lucila F Guerra (Grantors), who personally proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



*[Signature]*  
Rosa E. Martinez  
Notary Public,  
State of Texas,  
County of Hidalgo.

**EXHIBIT "A"**

As a material part of the consideration, Grantor and Grantee agree that Grantee is accepting the Property:

- 1.- AS IS", "WHERE IS' AND "WITH ALL FAULTS",
- 2.- SELLER IS NOT MAKING ANY WATTANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER,  
EXPRESSED OR IMLIED, WITH RESPECT TO THE PROPERTY TO THE PROPERTY,  
(except those set out in warranty of title) INCLUDING, BUT NOT LIMITED TO:
  - A. WARRANTIES OR REPRESENTATIONS OF TITLE (other than seller's warranty of title as expressed in this deed);
  - B. ZONING AND TAX CONSEQUENCES;
  - C. PHYSICAL OR ENVIRONMENTAL CONDITIONS;
  - D. AVAILABILITY OF ACCESS, INGRESS OR EGRESS;
  - E. OPERATING HISTORY OR PROJECTIONS;
  - F. VALUATION;
  - G. GOVERNEMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER;
  - H. 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; AND
    - 2) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY;
- 3.- BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECLTY, ON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER;
- 4.- BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY. INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME;
- 5.- BUYER ACKNOWLEDGES THAT THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY.

EXHIBIT "B" BRENDA RANCHETTES

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession.
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severance, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements.
8. All rights, obligations and other matters emanating from and existing by reason of the creation, establishments, maintenance and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency or authority;
9. Taxes for the current year and subsequent years and subsequent assessments for prior years due to change in land usage or ownership;
10. 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;
11. All easements, restrictions, set back lines drainage swale requirements, and other matters shown on the plat of Brenda Ranchettes Subdivision, as shown on the plat thereof, recorded in Volume 39, Page 60-62, Map-Records of Hidalgo County, Texas; and
12. Subdivision restrictions filed for record in the Office of the County Clerk of Hidalgo County, Taxes, affecting the subject property.



Chapter 232, Texas Local Government Code

1/11/2019 9:23:16 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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


Permit No.: Permit 4-1432  
Receipt No.: 005750  
B4038-00-000-0407-00

- RODRIGUEZ SANDRA & OBREGON ENRIQUE
- 8523 RANCHO ALTO DR
- EDINBURG, TX 78542
- (956) 929-5093
- (956) 787-8107
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2422Sq.Ft.
- [5] Legal Description: BRENDA RANCHETTES LOT 407
- [6] Location: cesar chavez and fm 2812
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$147900
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-1432  
 Price: \$30.00

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

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: alex.antons  
 Inspector: danny.sanchez  
 Receipt: alex.antons

  
 \_\_\_\_\_  
 Cashier

1/11/19  
 \_\_\_\_\_  
 Date

*Prop. ID# 040825*

[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

1/11/19  
 \_\_\_\_\_  
 Date



# 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2057

## 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: Juan M. Villarreal  
Address: 3625 Lasso Trl.  
Edinburg, TX  
78541  
Phone: (956) 735-2338

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MRamirez</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>existing septic</u> <u>07110 119</u>

Water Supplier: City of Edinburg  
Utility Provider:  M.V.E.C.     AEP  
Account/ESI No.: 311832-002-1  
 Temporary Pole     Permanent Service

regarding the land described as:

senders trails phase 2 lot 4/d

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 3/28/06);  
(verified by [Signature]);  
(verified by MRamirez);  
(verified by MRamirez);  
(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  
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: 4-2057

### 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 M. Villarreal  
Address: 3625 Lasso Trail  
Edinburg, TX 78541  
Phone: (956) 735-2338

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

Senders trails phase 2 lot 44

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

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

[Signature]  
Requesting Party (Signature)

7/2/2019  
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:

7/10/19  
Date

[Signature]  
County Official

CHARGE San Jacinto Title Services-McAllen  
GF# 10204303570 Closer CAS

**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 8, 2016

Grantor: ROBERTO CAVAZOS and wife, ALMA CAVAZOS

Grantor's Mailing Address: 2314 E. 3500 N.  
FILER, IDAHO 83328  
TWIN FALLS COUNTY

Grantee: JUAN MIGUEL VILLARREAL

Grantee's Mailing Address: 1703 GARDNER ST.  
PENITAS, TEXAS 78576  
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of SEVENTY-ONE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$71,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

Lot Forty Four (44), SENDERO TRAILS SUBDIVISION PHASE II, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 50, Pages 51-55, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Document No. 1598031, Document No. 1748916, Document No. 1844746 and Document No. 2505773, Official Records and Volume 50, Pages 51-55, Map Records, 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 according to the map or plat thereof recorded in Volume 50, Page 51-55, Map Records of Hidalgo County, Texas.
- d. One hundred fifty (150) foot minimum building setback line along the front of said property as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- e. Fifty (50) foot minimum building setback line along both sides of said property as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- f. Fifty (50) foot minimum building setback line along rear side of said property as per survey plat dated July 1, 2016, prepared by Pena Engineering.

- g. Utility easement fifteen (15') feet in width, along the front and rear sides of said property as reflected on the map or plat thereof recorded in Volume 50, Pages 51-55, Map Records, Hidalgo County, Texas and as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- h. Utility easement ten (10') feet in width, along both sides of said property as reflected on the map or plat thereof recorded in Volume 50, Pages 51-55, Map Records, Hidalgo County, Texas and as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- i. Encroachment of wire fence and vinyl fence as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- j. Existing power pole line as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- k. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated December 30, 1930, recorded in Volume 354, Page 364, Deed Records of Hidalgo County, Texas.
- l. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated September 7, 1979, recorded in Volume 1644, Page 384, Deed Records of Hidalgo County, Texas and as per survey plat dated July 1, 2016, prepared by Pena Engineering.
- m. Right of way easement in favor of Hidalgo County as shown by instrument dated August 18, 1958, recorded in Volume 922, Page 547, Deed Records of Hidalgo County, Texas.
- n. Roadway easement as shown by instrument November 7, 1975, recorded in Volume 1466, Page 411, Deed Records of Hidalgo County, Texas.
- o. Right of way easement as shown by instrument dated May 19, 1990, recorded in Volume 2917, Page 974, Official Records of Hidalgo County, Texas.
- p. Roadway easement awarded in Agreed Final Judgment as shown by instrument dated March 1, 1990, recorded in Volume 2879, Page 718 and Volume 2894, Page 749, both in the Official Records of Hidalgo County, Texas.
- q. Ingress and egress easement in favor of as shown by instruments dated May 31, 2001, filed July 12, 2001 under Document No. 987642, Document No. 987643, Document No. 987644 and Document No. 987645 and abandonment of Easement dated October 31, 2005, recorded under Document No. 1584202, Official Records of Hidalgo County, Texas.
- r. Maintenance and/or special assessment(s) payable to Property Owners' Association, as set out in instrument dated March 31, 2006, recorded under Document No. 1598031 and amended under Document No. 1748916, Official Records, Hidalgo County, Texas.
- s. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in rear property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- t. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 19, 1981, recorded in Volume 404, Page 798, Oil and Gas Records of Hidalgo County, Texas.
- u. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Leases recorded under Clerk's File No. 1591227, 1635461, 1635462, and 1635463, Official Public Records of Hidalgo County, Texas.

- v. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Leases recorded under Clerk's File Nos. 1641214, 1641215, 1641216, 1641217, 1641218, 1641219, 1641220, 1641221, 1641222, 1641223, 1641224, 1641225, 1641226, 1641227, 1641228, 1641229, 1641230, 1655516, 1655517, 1655519, 1655520, 1655521, 1655522, 1655523, 1655526, 1667754, 1667755, 1667756, 1667757, 1707205, 1707207 and 1707208, Official Records of Hidalgo County, Texas.
- w. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instruments dated October 20, 1975, recorded in Volume 1466, Page 407 and Volume 1466, Page 409, Deed Records of Hidalgo County, Texas.
- x. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 31, 2001, executed by Alonzo Gonzales, Anita G. Gonzalez and Angelica G. De La Garza to Cidelia G. Gorena, recorded under Document No. 987642, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- y. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Anita G. Gonzalez and Angelica G. De La Garza to Alonzo Gonzales, recorded under Document No. 987643, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- z. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Alonzo Gonzales and Angelica G. De La Garza to Anita G. Gonzalez, recorded under Document No. 987644, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- aa. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated May 31, 2001, executed by Cidelia G. Gorena, Alonzo Gonzales and Anita G. Gonzalez to Angelica G. De La Garza, recorded under Document No. 987645, Official Records of Hidalgo County, Texas, which document contains the following language "Save and Except all oil, gas, and other minerals. It being the intention of the Grantors to convey all the interest in the surface of said land and retain all their mineral interest in said tract of land".
- bb. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- cc. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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.

LONE STAR NATIONAL 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 LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

Roberto Cavazos  
ROBERTO CAVAZOS

Alma Cavazos  
ALMA CAVAZOS

ACKNOWLEDGMENT

STATE OF Idaho §

COUNTY OF Twin Falls §

This instrument was acknowledged before me on the 9 day of August, 2016, by ROBERTO CAVAZOS.

PENNY BERNARDO  
NOTARY PUBLIC  
STATE OF IDAHO

Penny Bernardo  
NOTARY PUBLIC, STATE OF Idaho

STATE OF Idaho §

COUNTY OF Twin Falls §

This instrument was acknowledged before me on the 9 day of August, 2016, by ALMA CAVAZOS.

PENNY BERNARDO  
NOTARY PUBLIC  
STATE OF IDAHO

Penny Bernardo  
NOTARY PUBLIC, STATE OF Idaho

PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE. F-3  
McALLEN, TEXAS 78504  
GF# 162430356

AFTER RECORDING, RETURN TO:

JUAN MIGUEL VILLARREAL  
1703 GARDNER ST.  
PENITAS, TEXAS 78576



Chapter 232, Texas Local Government Code

7/2/2019 1:44:05 PM

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.  
Westlaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

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

Permit No.: Permit 4-2057  
Receipt No.: 008127  
S2462-02-000-0044-00

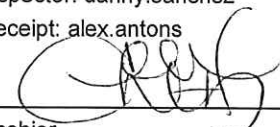
VILLARREAL JUAN MIGUEL  
3625 LASSO TRL  
EDINBURG, TX 78541  
(956) 735-2338  
(956) 735-2338

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 200000Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 2 LOT 44
- [6] Location: 281 and 490
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3469
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2057  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

7/2/19  
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

7/2/19  
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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-2072

### 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: Rosalia Moya  
Address: 5405  
5504 E Trenton Rd  
Edinburg TX 78542  
Phone: (956) 293-6114

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

Los Caminos lot 1

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

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

Rosalia Moya  
Requesting Party (Signature)

7-8-19  
Date

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

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

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

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

7/10/19  
Date

[Signature]  
County Official

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

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: April 29, 2019

Grantor: RENE IZAGUIRRE and wife, ANGELICA MARIA IZAGUIRRE,  
AKA MARIA ANGELICA IZAGUIRRE

Grantor's Mailing Address (including county): 5201 Wassell Street  
Edinburg, Texas 78539  
Hidalgo County, Texas

Grantee: ROSA NELLY MOYA and DANELLY MOYA

Grantee's Mailing Address (including county): 3310 Mossy Oak Drive  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$150,000.00). The 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 BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot 1, LOS CAMINOS SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 40, Pages 161-163, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 40, PAGES 161-163, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Oil, Gas and Mineral Lease(s) dated July 13, 1976, recorded in Volume 364, Page 151, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Minimum floor elevation; 45.00-foot minimum setback line along the front; 85.00-foot minimum setback line along the rear; 15.00-foot minimum setback line along the sides; 15.00-foot exclusive easement to North Alamo Water Supply Corporation along the South side; 15.00-foot electrical and utility easement along the West side; 40.00-foot drainage swale easement, 15.00-foot electrical and utility easement and 30.00-foot Hidalgo County Irrigation District No. 2 easement along the North side; as per map or plat recorded in Volume 40, Pages 161-163, Map Records, Hidalgo County, Texas.

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

Taxes for the year 2019 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.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

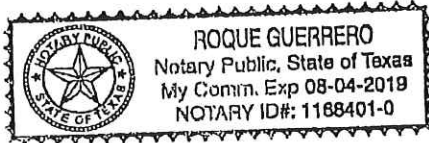
Rene Izaguirre  
RENE IZAGUIRRE

Angelica Ma Izaguirre  
ANGELICA MARIA IZAGUIRRE,  
AKA MARIA ANGELICA IZAGUIRRE

(Acknowledgment)

State of Texas §  
County of Hidalgo §

This instrument was acknowledged before me on the 1<sup>st</sup> of May, 2019,  
by RENE IZAGUIRRE and wife, ANGELICA MARIA IZAGUIRRE, AKA MARIA  
ANGELICA IZAGUIRRE.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
ROSA NELLY MOYA and DANELLY MOYA  
3310 Mossy Oak Drive  
Edinburg, Texas 78542

PREPARED BY:  
Lewis, Monroe & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 922422;RG:bc



Chapter 232, Texas Local Government Code

7/8/2019 1:20:55 PM

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 4-2072  
Receipt No.: 008188  
L5815-00-000-0001-00

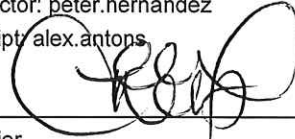
MOYA ROSA N & DANELLY MOYA  
3310 MOSSY OAK DR  
EDINBURG, TX 78542  
(956) 293-6114  
(956) 293-6114

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 1044Sq.Ft.
- [5] Legal Description: LOS CAMINOS LOT 1
- [6] Location: TRENTON RD AND ALAMO RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 45', Rear 85', Side 15', Side 15', Corner '  
Special Conditions: Must comply with hcpd setbacks and regulations. Residential use only, not for commercial use  
Description: Permit 4-2072  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 379  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

7/8/19  
Date

[NOTICE]

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

7-8-19  
Date



# 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

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2045

### 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: JOSE ZAMORA

Address: 3301 SOUTHERN BREEZE  
EDINBURG TX 78541

Phone: 915 449 0891

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <i>water only</i> <u>WRamirez</u> Authorized Signature
Inspection/Permit No: Date Approved:	_____ / /	<u>07/09/19</u>

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 296668-002  
 Temporary Pole     Permanent Service

regarding the land described as:

PH. 1  
Lot 616 Los Venados Subdivision 20905 Buckfawn Dr Edinburg, 78542

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 10/27/05);
- 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 WRamirez);
- 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 WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2045

### 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: Jose Zamora  
Address: 3301 Southern Breeze  
Edinburg TX 78541  
Phone: 915 449 0891

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

lot 616 Los Venados <sup>PH-LE</sup> Subdivision, 20905 Brockfawn Dr. Edinburg  
78542

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

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

[Signature]  
Requesting Party (Signature)

7-9-2019  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of pmr

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

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

7/10/19  
Date

[Signature]  
County Official

SIERRA TITLE  
CLOSER ll OF# 3180789 Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 25, 2019

Grantor: YOLANDA CUELLAR, not joined herein by her husband as the property herein conveyed constitutes no part of their homestead

Grantor's Mailing Address: 231 Lion Lake Dr.  
Weslaco, Texas 78596  
Hidalgo County

Grantee: JOSE ZAMORA and wife, CRISTINA MOTTA-ALLEN

Grantee's Mailing Address: 3301 Southern Breeze  
Edinburg, Texas 78541  
Hidalgo County

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

Property (including any improvements):  
Lot 616, LOS VENADOS SUBDIVISION PHASE VI, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 5, 2005, under Clerk's File No. 1529032, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 22, 2004, under Clerk's File No. 1349572, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 17, 2004, under Clerk's File No. 1405101, and amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 2, 2005, under Clerk's File No. 1465875, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 28, 2005, under Clerk's File No. 1464510, and Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 25, 2006, under Clerk's File No. 1570860, and Restrictions as shown on the map recorded in Volume 49, Pages 30 through 37, inclusive.

Easements granted to Southwestern Bell Telephone Company as recorded in Volume 785, Page 568, Volume 785, Page 569, Volume 400, Page 632 and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Easement granted to Tennessee Gas Transmission Company as set forth in instrument recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Easements granted to Humble Oil and Refining Company as set forth in instruments recorded in Volume 1019, Pages 38, 39, and 40, Deed Records of Hidalgo County, Texas.

Electrical and Utility Easement along the South fifteen feet (15') of the North fifty feet (50') of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Electrical and Utility Easement along the South side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A ten foot (10') Electrical and Utility Easement along the West and East side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A thirty-five foot (35') Road Easement along the North side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, inclusive, Map Records Hidalgo County, Texas.

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

A one hundred foot (100.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, inclusive, Map Records Hidalgo County, Texas.

A fifteen foot (15.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, Map Records Hidalgo County, Texas.

A twenty foot (20.0') building set back line along the sides line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, Map Records Hidalgo County, Texas.

Oil, gas and other minerals previously reserved and/or conveyed of record and as reserved in Deeds recorded in Volume 508, Page 247, Volume 67, Page 579, Volume 573, Page 206, Volume 284, Page 436, Volume 822, Page 367, and Volume 180, Page 524, Oil and Gas Lease Records of Hidalgo County, Texas, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 12, 1994, under Clerk's File No. 363702, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 4, 2005, under Clerk's File No. 1432589.

Mineral and/or royalty reservation contained in deed dated January 14, 2005, filed February 4, 2005, under Document Number 1432589 and as shown by instrument dated August 9, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 5, 2006, under Clerk's File No. 1659474.

Memorandum of Oil and Gas Lease executed in favor of Samson Lone Star Limited Partnership, a Texas Limited Partnership, dated November 17, 2005, filed February 8, 2006 under Document Number 1576041; dated February 1, 2006, filed March 9, 2006 under Document Number 1587827; filed April 13, 2006 under Document Number 1602909; filed April 21, 2006 under Document Number 1605424, 1605425, 1605426; filed April 24, 2006 under Document Number 1605952; filed May 3, 2006 under Document Number 1611001; filed July 21, 2006 under Document Number 1641790; filed August 22, 2006 under Document Number 1654167; filed August 22, 2006 under Document Number 1654168; filed November 6, 2006 under Document Number 1683992; filed November 6, 2006 under Document Number 1683993, 1683994; filed November 9, 2006 under Document Number 1685207; filed January 29, 2007 under Document Number 1715422; filed February 12,

2007 under Document Number 1721012; filed February 27, 2007 under Document Number 1726777; filed September 21, 2007 under Document Number 1808751; filed January 7, 2008 under Document Number 1842934; filed January 29, 2008 under Document Number 1850115 and filed February 25, 2008 under Document Number 1859700, 1859701, Official Records of Hidalgo County, Texas.

Lens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322.

No building permitted over any easements as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

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

All ad valorem taxes for the year 2019 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



YOLANDA CUELLAR

ACCEPTED BY:

\_\_\_\_\_  
JOSE ZAMORA

\_\_\_\_\_  
CRISTINA MOTTA-ALLEN

2007 under Document Number 1721012; filed February 27, 2007 under Document Number 1726777; filed September 21, 2007 under Document Number 1808751; filed January 7, 2008 under Document Number 1842934; filed January 29, 2008 under Document Number 1850115 and filed February 25, 2008 under Document Number 1859700, 1859701, Official Records of Hidalgo County, Texas.

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All ad valorem taxes for the year 2019 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

\_\_\_\_\_  
YOLANDA CUELLAR

ACCEPTED BY:

  
\_\_\_\_\_  
JOSE ZAMORA

  
\_\_\_\_\_  
CRISTINA MOTTA-ALLEN

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the \_\_\_\_\_ day of April, 2019, by  
YOLANDA CUELLAR.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27<sup>th</sup> day of April, 2019, by  
JOSE ZAMORA

(SEAL)



[Signature]  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27<sup>th</sup> day of April, 2019, by  
CRISTINA MOTTA-ALLEN.

(SEAL)



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Jose Zamora and Cristina Motta-Allen  
3301 Southern Breeze  
Edinburg, Texas 78541

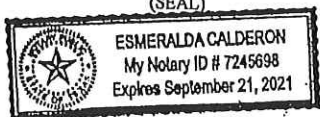
PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3180789;MC/ag

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29th day of April, 2019, by  
YOLANDA CUELLAR.

(SEAL)



*Esmeralda Calderon*  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the \_\_\_\_\_ day of April, 2019, by  
JOSE ZAMORA

(SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the \_\_\_\_\_ day of April, 2019, by  
CRISTINA MOTTA-ALLEN.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Texas

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Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
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File No.: GF#3180789;MC/ag



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

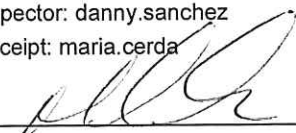
Permit No.: Permit 4-2045  
Receipt No.: 008089  
L6446-06-000-0616-00


- ZAMORA JOSE & MOTTA-ALLEN CRISTINA  
3301 SOUTHERN BREEZE  
EDINBURG , TX 78539  
(956) 449-6440  
(956) 609-9032
- [1] Contractor: SELF
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 4740Sq.Ft.
  - [5] Legal Description: LOS VENADOS PH 6 LOT 616
  - [6] Location: north 281
  - [7] Sewage: North Alamo WSC
  - [8] Construction Type: Brick
  - [9] Est. Cost of Construction: \$343200
  - [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2045  
Price: \$30.00

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

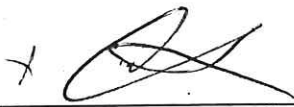
Method of Payment: Check  
Check/M.O.#: 4961  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: danny.sanchez  
Receipt: maria.cerda

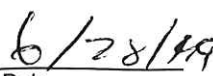
  
\_\_\_\_\_  
Cashier

  
\_\_\_\_\_  
Date

[NOTICE]

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

  
\_\_\_\_\_  
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: 4-16316

### 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: Maritza Luna  
Rodrigo Luna

Address: 3746 Munoz St.  
Edinburg TX  
78541

Phone: (956) 681-6343

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		51089
Date Approved:	/ /	6/28/19

Water Supplier: N/A

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

Account/ESI No.: 10032789453059202  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Evergreen Valley estates to Phase II Lot 135

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 3/15/03);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## 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

Application No:

4-10314

### 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: Roango + Maritza Luna  
Address: 3746 Muñoz st. Edinburg  
Texas 78541  
Phone: (956) 681-6343

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

Evergreen Valley Estates Phase II Lot 135

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

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

Maritza Luna 06/25/19  
Requesting Party (Signature) Date

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

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

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

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

7/10/19  
Date

[Signature]  
County Official

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

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: March 19, 2015

Grantor: IRASEMA QUINTANILLA

Grantor's Mailing Address (including county): 3245 N. Sharp, Edinburg, Hidalgo County, Texas 78539

Grantee: RODRIGO LUNA, JR., and wife, MARITZA LUNA

Grantee's Mailing Address (including county): 3746 Muñoz St., Edinburg, Hidalgo County, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of their one promissory note of even date herewith in the principal sum of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00), payable to the order of IRASEMA QUINTANILLA, 325 N. Sharp, Edinburg, Hidalgo County, Texas 78539 as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default 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 LEO MONTALVO, Trustee.

Property (including any improvements):

All of Lot 135, EVERGREEN VALLEY ESTATES PHASE II, Hidalgo County, Texas, according to the map recorded in Volume 47, Pages 85 thru 97, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**EXCEPT AS TO THE WARRANTIES STATED BELOW, GRANTORS MAKE NO FURTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, OR OF MERCHANTABILITY OR FOR ANY SPECIFIC USE, AND GRANTEE ACCEPTS THE PROPERTY AS AN "AS IS" CONDITION AND WITH ALL FAULTS.**

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

1. Dated February 3, 2005, filed February 3, 2005 under Document Number 1432170, Official



Chapter 232 Texas LGC Application

APPLICATION NO:  
4-16316  
Dec. 28, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

E8250-02-000-0135-00

[ 1 ] OWNER: LUNA, RODRIGO JR. & MARITZA

3746 MUNOZ ST  
EDINBURG, TX 78541

Telephone No. 569-3316

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY ESTATES PH 2  
LOT#135

LOCATION: 0 VALVERDE & DAVIS

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$13,000

[ 5 ] SIZE OF STRUCTURE: 3,287 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
Prop. Id. 697649  NO

[ 6 ] USE OF BUILDING: RES.HOME.ZONE.X

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACK. FRONT 50' SIDE 6' REAR  
35' . 18" CNTL OF ST

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

[Signature]  
Prepared by \_\_\_\_\_ Date 12/28/16

Light [ ] Water [ ]

[Signature]  
Approved by \_\_\_\_\_ Date 12/28/16

Flood Zone: NO 480334  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: 0325 A

Certification of Elevation  
Required:  YES  NO  BFE

Rodrigo Luna  
Signature of Owner or Applicant \_\_\_\_\_ Date 12-28-16

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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956-973-7850

Precinct No.3 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: 4-1831

## 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: Maratrevino

Address: 5701 Apache rd  
Seminole Vall  
Edinburg.

Phone: 956 5707044

Approved by Environmental Health:	Temporary Service _____	Final Service <u>WRamirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>pre-installed septic</u>
Date Approved:	<u>1 / 1</u>	<u>07/01/19</u>

Water Supplier: NAWS

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

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

regarding the land described as: Seminole Valley # 7 of 46

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 7/3/19);

(verified by [Signature]);

(verified by WRamirez);

(verified by WRamirez);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1831

### 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: Maria Trevino

Address: 5701 Apache dr.  
Edinburg 78542

Phone: 956 570 70 44

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

Jeminole valley #2 lot 40

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

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

X Maria G. Trevino 7/10/19  
Requesting Party (Signature) Date

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

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

7/10/19  
Date

[Signature]  
County Official

CHARGE SIENRA TITLE  
AL GP 3154982

**Grantor:** OLGA G. CAMACHO, also known as OLGA CAMACHO, a single woman

**Grantee:** MARIA G. TREVINO DE SALDIVAR

**Document Type:** General Warranty Deed

**CORRECTION INSTRUMENT**

STATE OF TEXAS §

COUNTY OF HIDALGO §

“Original Instrument”

Document Type: General Warranty Deed

Recording Date: October 9, 2014

Recording Information: General Warranty Deed dated September 15, 2014, filed in the Office of the County Clerk of Hidalgo County, Texas under Document No. 2014-2554723.

Grantor: OLGA G. CAMACHO, also known as OLGA CAMACHO, a single woman

Grantee: MARIA G. TREVINO DE SALDIVAR

Description of error in Original Instrument:

1. This is a Correction Instrument pursuant to the provisions of Section 5.028 of the Texas Property Code, regarding the following non-material change resulting from a clerical or inadvertent error in the Original Instrument:

Lot 46, SEMINOLE VALLEY, Hidalgo County, Texas, according to map thereof recorded in Volume 31, Page 99, Map Records of Hidalgo County, Texas.

2. The Original Instrument should correctly read as follows:

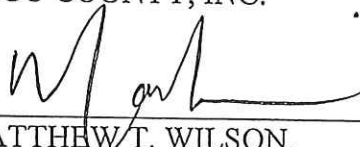
Lot 46, SEMINOLE VALLEY NO. 2, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 33, Pages 115 and 116, Map Records of Hidalgo County, Texas.

Person with knowledge of facts relevant to the correction (hereinafter, “Correction Party”):

Before me, the undersigned authority, personally appeared Correction Party who on oath swears that the following statements are true and correct and are within the personal knowledge of Correction Party:

1. My name is MATTHEW T. WILSON, and I am over the age of 18 years and duly qualified to execute this Correction Instrument.
2. I am the Vice-President of Sierra Title of Hidalgo County, Inc. I have personal knowledge of the facts relevant to the correction of the Original Instrument, having reviewed the following document: General Warranty Deed.
3. I hereby certify that I have given notice of this Correction Instrument to each party to the original instrument in accordance with provisions of Section 5.028(d)(2) of the Texas Property Code.

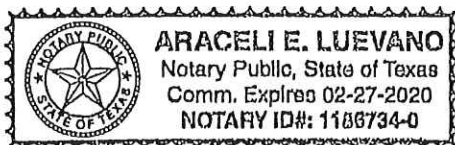
SIERRA TITLE OF  
HIDALGO COUNTY, INC.

By:   
MATTHEW T. WILSON,  
Vice-President

STATE OF TEXAS       §  
COUNTY OF HIDALGO   §

SWORN TO AND SUBSCRIBED before me on this 8<sup>th</sup> day of March, 2019, by MATTHEW T. WILSON, Vice-President of SIERRA TITLE OF HIDALGO COUNTY, INC., to certify which witness my hand and seal of office.


  
Notary Public, State of Texas  
Notary Name Printed:  
My Commission Expires:

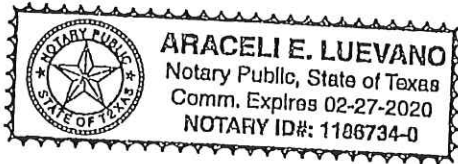


(Corporate Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2019,  
by MATTHEW T. WILSON, Vice-President of SIERRA TITLE OF HIDALGO  
COUNTY, INC., to certify which witness my hand and seal of office.

  
\_\_\_\_\_  
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup> St., Ste. 100  
McAllen, Texas 78501  
File No.: GF#3154982a;AL/ct



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-1831  
Receipt No.: 007308  
S2440-02-000-0046-00

TREVINO MARIA G DE SALDIVAR  
5701 APACHE DR  
EDINBURG, TX 78542  
(956) 570-7044  
(956) 570-7044

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: SEMINOLE VALLEY #2 LOT 46
- [6] Location: owassa and raul longoria
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$32000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340425C  
 Precinct: 4  
 Certification of Elevation Required: Yes  
 Setbacks: Front 30', Rear 40', Side 7', Side 7', Corner '  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-1831  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30  
 Change Due: \$0.00  
 Application: maria.cerda  
 Inspector: danny.sanchez  
 Receipt: maria.cerda

Cashier [Signature] Date 05-01-19

PROP. ID# 583186

[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]  
 Signature of Owner or Applicant

05-01-19  
 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: 4-1175

### 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:** Kary Vega

**Address:** 4130 Davis Rd.  
Edinburg, TX  
78539

**Phone:** 401-426-0191

Approved by Environmental Health:	Temporary Service	Final Service
<u>R Rio</u>	<u>INSTALLING</u>	
Inspection/Permit No:	Date Approved:	
	<u>06/28/19</u>	<u>1 1</u>

**Water Supplier:** North Alamo Water Supply

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

**Account/ESI No:** 689750214/10032789478715781  
 Temporary Pole  Permanent Service

regarding the land described as:  
Davis Ranchettes lot 28

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 11/21/06);
- 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 Rio);
- 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 06-28-19);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1175

### 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:** Kary Vega  
**Address:** 4130 Davis Rd.  
Edinburg, TX 78539  
**Phone:** 401-426-0191

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

Davis Ranchettes Lot 28

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

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

X [Signature]  
Requesting Party (Signature)

7/10/19  
Date

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

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

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

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

7/10/19  
Date

[Signature]  
County Official

\*NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFER 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  
(Assumption)**

**STATE OF TEXAS** §  
§ **KNOW ALL MEN BY THESE PRESENTS**  
**COUNTY OF HIDALGO** §

THAT I THE UNDERSIGNED, DIMAS ROSENDO GUERRA, herein called "GRANTOR", for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the GRANTEES herein named, the receipt of which is hereby acknowledged, and the further consideration that the GRANTEES hereby assume and promise to pay all principal and interest now remaining on that one certain Promissory Note in the original principal sum of TWENTY-NINE THOUSAND AND NO/100THS (\$29,000.00) DOLLARS, and payable to the order of **ROBERT C. RANKIN, CUSTODIAN**, and secured by a vendor's lien retained in a Deed of even date therewith, duly recorded under Document No. 2014-2508035 and additionally secured by a Deed of Trust of even date therewith to **H. HOLLIS RANKIN, III, TRUSTEE**, recorded under Clerk's File No. 2014-2508036, of the Official Public Records of Real Property of Hidalgo County, Texas, and GRANTEES also assume and promise to keep and perform all covenants and obligations of the GRANTOR named in said Deed of Trust, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY** unto **DIMAS ROSENDO GUERRA**, and wife, **KARY VEGA**, whose address is 3918 E. David Road, Edinburg, Texas 78539, herewith referred to as "GRANTEES", the real property described herewith as follows:

All of Lot 28, **DAVIS RANCHETTES SUBDIVISION**, an addition to the City of Edinburg, Hidalgo County, Texas, as per amended map or plat thereof recorded in Volume 51, Page 179-181, Map Records, Hidalgo County, Texas, but with the lien assumed above.

This conveyance, however, is made and accepted subject to any and all liens, restrictions, encumbrances, easements, covenants and conditions both of record and visible, and taxes if any, relating to the hereinabove described property.

EXCEPT AS OTHERWISE PROVIDED IN THIS PARAGRAPH, GRANTEES ACKNOWLEDGE AND AGREE THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE SPECIAL WARRANTY OF TITLE AS SET OUT IN THE DEED),

PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE PROPERTY, SPECIFICALLY, BUT WITHOUT LIMITATION, (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS, OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, AND (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USES LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF ANY HAZARDOUS MATERIALS OR CONDITIONS AFFECTED BY ENVIRONMENTAL LAWS. GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY DURING THE INSPECTION PERIOD. GRANTEES ARE RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED, OR TO BE PROVIDED, BY GRANTOR EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FOR A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTEES AGREE TO ACCEPT THE PROPERTY AND HEREBY WAIVES AND RELEASES GRANTOR FROM ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY, WHETHER BY CONTRACT, UNDER LAND, UNDER ANY RIGHT OF CONTRIBUTION, OR OTHERWISE, UNLESS GRANTOR WAS SOLELY, AND DIRECTLY, RESPONSIBLE THEREFOR.

GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OR SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY AN VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON.

GRANTEES FURTHER ACKNOWLEDGE AND AGREE THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS AND "WITH ALL FAULTS". IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN NEGOTIATED BASED ON THE FACT THAT THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEES SUBJECT TO THE FOREGOING. GRANTEES' ACKNOWLEDGMENT AND ACCEPTANCE OF THE TERMS HEREOF SHALL BE EVIDENCED BY GRANTEES' RECORDING OF



The undersigned **GRANTEE** hereby accepts and consents to the Deed attached hereto including, but not limited to, the provision assuming a mortgage and concerning title exceptions contained therein and acknowledges that same is in conformity with **GRANTEE'S** intent, any agreements and representations made to **GRANTEE** or, if not **GRANTEE** hereby amends any agreement and representations to conform to this Deed, and the terms and provision of same shall control in the event of any conflict, and **GRANTEE** acknowledges this Deed constitutes complete compliance to all agreements and representation, if any, of **GRANTOR** to the complete satisfaction of **GRANTEE** regarding the property described in the attached deed.

**DATED** this the 8<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
**DIMAS ROSENDO GUERRA**

  
\_\_\_\_\_  
**KARY VEGA**

**PREPARED IN THE LAW OFFICE OF:**

Law Office of Hollis Rankin, III, PLLC  
920-B South McColl Rd.  
Edinburg, Texas 78539  
Telephone No.: 956-287-8400

**AFTER RECORDING RETURN TO:**

Law Office of Hollis Rankin, III, PLLC  
920-B South McColl Rd.  
Edinburg, Texas 78539

F/N:16671  
HHR/dv



Chapter 232, Texas Local Government Code

9/21/2018 12:31:52 PM

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  
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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.: 4-1175  
Receipt No.: 004460  
D1550-00-000-0028-00

GUERRA DIMAS ROSENDO & KARY  
2802 ESMERALDA  
EDINBURG, TX 78539  
(956) 777-3677  
(956) 777-3677

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 6406Sq.Ft.
- [5] Legal Description: DAVIS RANCHETTES LOT 28
- [6] Location: doolittle and davis
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$550000
- [10] Flood Zone: Yes

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 40', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1175  
Price: \$30.00

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

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

Cashier

7/10/19  
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.

X [Signature]  
Signature of Owner or Applicant

7/10/19  
Date