

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Maria B. Castillo & Hector P. De Leon	4-15809
2.	Kassandra & Oscar Ontiveros	4-15793
3.	JGF ENTERPRISES. L.P. LOTS 298-386, PUEBLO DE PALMAS NO. 18	BLANKET COVER
	COMM. COURT: July 26, 2016	



# 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: 4-15809

### 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: Maria B. Castillo

Address: 119 Iowa

GARDENS ESTATES

Edinburg, TX 78542

Phone: 956-570-0167

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: N/A

Temporary Pole  Permanent Service

regarding the land described as:

10# 119 Iowa Gardens Estates Plat 3

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

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

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

(Date approved 12/10/03);

(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

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: 4-15809

### 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 B. Castillo

Address: Lowa Gardens 119  
Estates PH. 3 Edinburg, TX 78542

Phone: 956 570 0167

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

Lowa Gardens Estates PH. 3 lot #119

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

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

Maria B. Castillo      7/15/16  
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 permit

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

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

7/15/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-15809

Jul. 15, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

17050-03-000-0119-00

[ 1 ] OWNER: PUENTE, HECTOR DE LEON  
CASTILLO, MARIA BERENICE ESCALAN  
7915 VERBENA ST  
EDINBURG, TX. 78539

Telephone No. 570-0167

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
IOWA GARDENS ESTATES PH III  
LOT #119

LOCATION: 0 TOWER & IOWA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST ✓

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
20- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$2,800

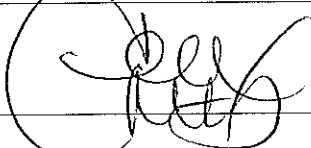
[ 5 ] SIZE OF STRUCTURE: 1,064 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD. ZONE-C

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:30' BACK:30' SIDES:10'  
MINIMUM ELEV: 18" ABOVE THE STREET

Prepared by 

7/15/16  
Date

Approved by Julio Ruiz

12/22/15  
Date

Signature of Owner or Applicant Maria Castillo

7/15/16  
Date

### FOR COUNTY USE ONLY APPLICATION FEES

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

Light [X] Water [X]

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

Community No.: 0425C

Certification of Elevation  
Required:  YES  NO  BFE

- 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.

**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:** September 26, 2015

**Grantor:** Carlos Baltazar and wife, Eva Baltazar

2650042

**Grantor's Mailing Address (including county):**

63 3704

1707 Verbana  
Edinburg, Hidalgo County, Texas 78542

**Grantee:** Hector Puente de Leon and Maria Berenice Castillo Escalante

**Grantee's Mailing Address (including county):**

7915 Verbana  
Edinburg, Hidalgo County, Texas 78542

**Consideration:** Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty Four Thousand and 00/100 Dollars (\$34,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Richard Cantu, Trustee.

**Property (including any improvements):**

*Lot 119, Iowa Gardens Estate Subdivision, Phase III, Hidalgo County, Texas, according to the map thereof recorded in Volume 41, Pages 58-61, Map Records of Hidalgo County, Texas.*

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

Any and all of record.


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

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

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

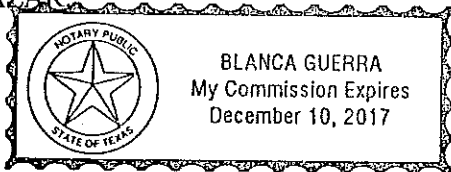
  
CARLOS BALTAZAR

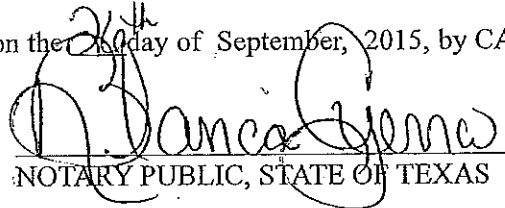
  
EVA BALTAZAR

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20<sup>th</sup> day of September, 2015, by CARLOS BALTAZAR.

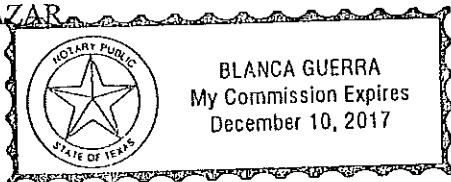


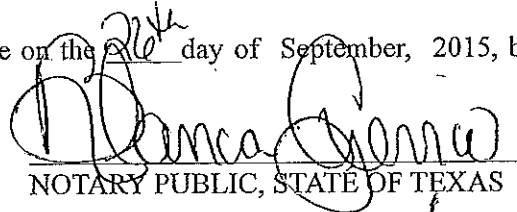
  
NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20<sup>th</sup> day of September, 2015, by EVA BALTAZAR.



  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Ricardo Gonzalez, P.C.  
d/b/a Oxford & Gonzalez  
124 South 12<sup>th</sup> Street  
Edinburg, Texas 78539

PREPARED BY:

Ricardo Gonzalez, P.C.  
d/b/a Oxford & Gonzalez  
124<sup>th</sup> South 12<sup>th</sup> Street  
Edinburg, Texas 78539



# 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: 4-15793

### 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: Kassandra S. Ontiveros

Address: 10222 Calle Paris  
Edinburg TX 78542

Phone: 956 570-9375

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Date Approved:	<u>1 / 1</u>	<u>7/13/16</u>

Water Supplier: Alamo Water Supply

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

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

regarding the land described as:

Santa Cruz Rancho #2 lot #10

on July 13, 2016, 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 11/24/04);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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: 4-1579B

### 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: Oscar + Kassandra S. Ontiveros

Address: 10222 Calle Paris

Edinburg, TX 78542

Phone: 956 570-9375

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

Rancho Santa Cruz ~~lot~~ #2 lot #10

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

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

Brand Outier  
Requesting Party (Signature)

7-13-16  
Date

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

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

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

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

7/20/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15793  
Jul. 13, 2016

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

S1753-02-000-0010-00

[ 1 ] OWNER: ONTIVEROS, OSCAR & KASSANDRA

10222 CALLE PARIS  
EDINBURG, TX 78542

Telephone No. 584-7871

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
SANTA CRUZ RANCHES #2 LOT#10

2/8/6/NW/AGRI

LOCATION: 0 2812 AND BRUSHLINE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES

44- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$20,000

[ 5 ] SIZE OF STRUCTURE: 3,500 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD. ZONE-X

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

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:40' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 480334

Pct: 4

Community No.: 03250

Certification of Elevation

Required: YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restriction.
- 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 on structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this lot of land. If found in violation, permit may be revoked.

Prepared by

Date

7/13/14

Guillermo Rodriguez 7/7/14  
Approved by Date

Signature of Owner or Applicant

Date

7-13-16

### [ 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.

## Warranty Deed with Vendor's Lien

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

Date: June 23, 2016

Grantor: MANUEL T. HO and wife, TRINIDAD T. HO

Grantor's Mailing Address: 1509 Mignet Court  
Mission, Texas 78572  
Hidalgo County

Grantee: OSCAR ONTIVEROS and wife, KASSANDRA S. ONTIVEROS

Grantee's Mailing Address: 3816 Umar Ave.  
McAllen, Texas 78504-5971  
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00). 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 JOHN ROBERT KING, Trustee.

Property (including any improvements):

Lot 10, Santa Cruz Ranches, No. 2, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 46, Page 133 through 137, Map Records of Hidalgo County, Texas.

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

Restrictions recorded in Volume 46, Pages 133 thru 137, Map Records of Hidalgo County, Texas.

Right of way easement granted to Rio Grande Valley Gas Co., by Juan De La Vina, Jr., et al, dated April 14, 1943, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 510, Page 34, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Rio Grande Valley Gas Co., by Juan De La Vina, Jr., et al, dated May 17, 1947, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 619, Page 635, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Carthage Hydrocol, Inc., by Juan De La Vina, Jr., dated January 18, 1949, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 656, Page 161, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Magnolia Petroleum Co., by Juan De La Vina, Jr., dated July 11, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 130, Page 378, Oil and Gas Lease Records Hidalgo County, Texas; dated May 12, 1955, recorded in Volume 832, Page 441 and dated September 29, 1955, recorded in Volume 843, Page 480, Deed Records of Hidalgo County, Texas.

Right of way easement granted to Celanese Corporation of America, by Juan De La Vina, Jr., dated December 7, 1957, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 905, Page 104, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Central Power and Light Company, by Juan De La Vina, Jr., dated February 16, 1960, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 978, Page 433, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Western Natural Gas Co., by Juan De La Vina, Jr., et al, dated March 16, 1962, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1036, Page 183, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Highland Resources, Inc., dated November 21, 1977, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1557, Page 197, Deed Records, Hidalgo County, Texas.

Agreement dated November 14, 1983, by and between Gilbert L. Skloss and Virginia R. Skloss and Atlantic Ritchfield Company, recorded in Volume 1929, Page 610, Deed Records of Hidalgo County, Texas.

Right of way easement granted to Valero Logistics Operations, L.P., a Delaware Limited Partnership, by Dos Altos Properties, Ltd., dated February 28, 2005, filed for record on June 24, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1487859.

Water rights reserved in Deed dated May 10, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's file No 1475105.

Utility Easement along the West Fifteen feet (15') of the East Thirty-Five feet (35') of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records, Hidalgo County, Texas.

Twenty foot (20') Drainage Swale Easement along the East line of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records, Hidalgo County, Texas.

Electrical and Utility Easement along the East Fifteen feet (15') of the West Thirty feet (30') of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records, Hidalgo County, Texas.

Fifteen foot (15') Exclusive Easement to North Alamo Water Supply Corporation along the West line of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records Hidalgo County, Texas.

Forty foot (40') building set back line along the Front line of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records Hidalgo County, Texas.

Fifteen foot (15') building set back line along the Rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records Hidalgo County, Texas.

Six foot (6') building set back line along the Sides line of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records Hidalgo County, Texas.

Eighteen foot (18') Garage building set back line of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 133 thru 137, Map Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Juan De La Vina, Jr. to John C. Jones, dated March 27, 1934, filed for record in the Office of the

**County Clerk of Hidalgo County, Texas in Volume 2, Page 47, Oil and Gas Lease Records, Hidalgo County, Texas.**

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Juan De La Vina, Jr. to S.H. Collier, dated March 27, 1934, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 11, Page 109 and Unitized in instrument dated April 17, 1946, recorded in Volume 122, Page 293, dated July 1, 1946, recorded in Volume 70, Page 252, dated August 5, 1949, recorded in Volume 106, Page 14, dated February 10, 1954, recorded in Volume 112, Page 155, dated November 18, 1952, recorded in Volume 135, Page 117 and dated December 19, 1955, recorded in Volume 281, Page 101, Oil and Gas Lease Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from San Salvador Development Company, Inc. to The Texas Fuel Company, dated January 1, 1988, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2951, Page 826, recorded in Volume 2951, Page 830 and recorded in Volume 2951, Page 841, and dated July 15, 1990, recorded in Volume 2951, Page 834, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Virginia Vetter Maclovio to The Texas Fuel Company, Inc., dated June 25, 1990, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2960, Page 749, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from George M. Vetter to The Texas Fuel Company, Inc., dated June 25, 1990, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2960, Page 755, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Coates Energy Trust and Elizabeth H. Maddux to The Texas Fuel Company, Inc., dated August 17, 1990, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2960, Page 768, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Coates Energy Trust and Elizabeth H. Maddux to Vernon E. Falconer, dated August 9, 1990, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2965, Page 601, Official Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from John Francis Heard, et al to The Texas Fuel Company, Inc., dated April 11, 1991, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 3062, Page 729, Official Records, Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated February 24, 1938, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 444, Page 1, dated August 3, 1938, recorded in Volume 448, Page 36, dated September 7, 1935, recorded in Volume 525, Page 177, dated October 3, 1969, recorded in Volume 1241, Page 629, Deed Records Hidalgo County, Texas and dated October 10, 2003, filed on October 27, 2003, under Clerk's File No. 1259194.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed dated May 10, 2005, filed for record on May 24, 2005 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1475105.

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.

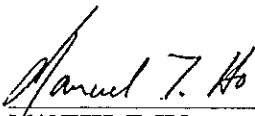
All ad valorem taxes for the year 2016 and all subsequent years.

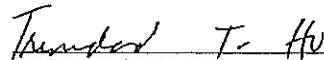
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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.

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

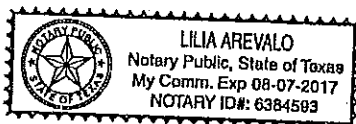
  
\_\_\_\_\_  
MANUEL T. HO

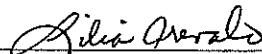
  
\_\_\_\_\_  
TRINIDAD T. HO

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 23 day of June, 2016, by  
MANUEL T. HO.

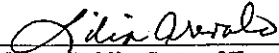


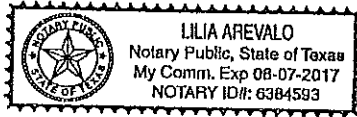
  
\_\_\_\_\_  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 23 day of June, 2016, by  
TRINIDAD T. HO.

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



AFTER RECORDING RETURN TO:  
OSCAR ONTIVEROS and KASSANDRA ONTIVEROS  
3816 Umar Ave.  
McAllen, Texas 78504-5971

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
FileNo.:GF#3167120;LA/la



# 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

*Sewer*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: JGF Enterprises, LP.

Address: P.O. BOX 10000

Mission, TX 78573

Phone: 583-1114

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

Water Supplier: DAWSC

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

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

regarding the land described as: Pueblo de Palmas No. 18 lots 298-306

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

(Date approved 7-16-10);

(verified by Fla Castillo)

(verified by Chanda R...)

(verified by Chanda R...)

(verified by Fla Castillo)

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

*Sewer*

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: N/A

### 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: JGF Enterprises, L.P.

Address: P.O. BOX 1000

MISSION, TEXAS 78573

Phone: 956-583-1114

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

SEE ATTACHED WARRANTY DEED

Pueblo de Palmas #18 lots 298-386

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

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

JGA Pres./General Partner  
Requesting Party (Signature)  
JGF LAND CO, INC.

5/4/16  
Date

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

- Deed
- Executory Contract
- Lease

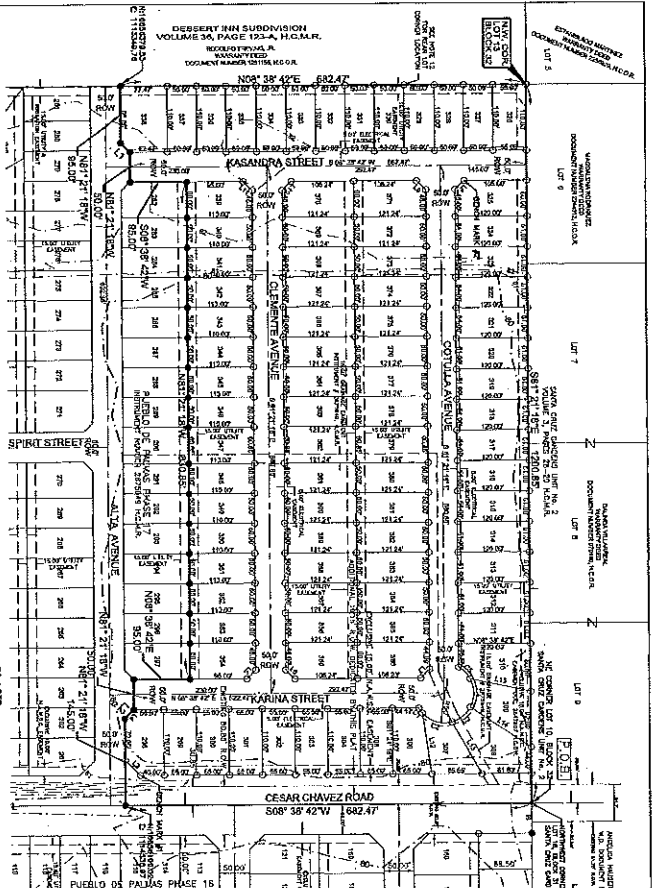
- Rent Receipt
- Affidavit
- Other (describe) copy of sub'd. plat

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

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

7-15-16  
Date

Flav. Castillo  
County Official



**GENERAL SALES NOTES & RESERVATIONS**

1. THIS SUBDIVISION IS BEING OFFERED FOR SALE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT OF 1939 (54 TEXAS STATUTES ANN. SECTION 251.001) AND THE SUBDIVISION ACT OF 1969 (54 TEXAS STATUTES ANN. SECTION 251.001).
2. THE UNDERSIGNED HAS BEEN AUTHORIZED BY THE BOARD OF DIRECTORS OF THE DESERT INN SUBDIVISION TO OFFER FOR SALE THE ENTIRE INTEREST IN THE SUBDIVISION AS SHOWN ON THE ATTACHED MAP.
3. THE SUBDIVISION IS BEING OFFERED FOR SALE AS A SINGLE UNIT AND WILL BE CONVEYED TO THE BUYER AS A SINGLE UNIT.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.
6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.
7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.
8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.
9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.
10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

**CITY OF PHOENIX**  
**CITY CLERK**  
 I, \_\_\_\_\_, City Clerk of the City of Phoenix, Arizona, do hereby certify that the above described subdivision is in accordance with the provisions of the Subdivision Act of 1939 and the Subdivision Act of 1969, and that the same has been duly recorded in the public records of the County of Maricopa, Arizona.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
 I, \_\_\_\_\_, County Clerk of the County of Hidalgo, Texas, do hereby certify that the above described subdivision is in accordance with the provisions of the Subdivision Act of 1939 and the Subdivision Act of 1969, and that the same has been duly recorded in the public records of the County of Hidalgo, Texas.

# PUEBLO DE PALMAS PHASE 18

SUBDIVISION MAP OF  
 BEING A RESUBDIVISION OF 18 OF 77 ACRES BLOCK 32  
 BEING PART OF SAUVY CRUIZ GARDENS UNIT No. 2  
 CITY OF SANTA CRUZ, HIDALGO COUNTY, TEXAS.  
 VOLUMES 3, PAGES 28-29, H.C.M.R.

Lot No.	Area	Owner
1	0.12	...
2	0.12	...
3	0.12	...
4	0.12	...
5	0.12	...
6	0.12	...
7	0.12	...
8	0.12	...
9	0.12	...
10	0.12	...
11	0.12	...
12	0.12	...
13	0.12	...
14	0.12	...
15	0.12	...
16	0.12	...
17	0.12	...
18	0.12	...
19	0.12	...
20	0.12	...
21	0.12	...
22	0.12	...
23	0.12	...
24	0.12	...
25	0.12	...
26	0.12	...
27	0.12	...
28	0.12	...
29	0.12	...
30	0.12	...
31	0.12	...
32	0.12	...
33	0.12	...
34	0.12	...
35	0.12	...
36	0.12	...
37	0.12	...
38	0.12	...
39	0.12	...
40	0.12	...
41	0.12	...
42	0.12	...
43	0.12	...
44	0.12	...
45	0.12	...
46	0.12	...
47	0.12	...
48	0.12	...
49	0.12	...
50	0.12	...
51	0.12	...
52	0.12	...
53	0.12	...
54	0.12	...
55	0.12	...
56	0.12	...
57	0.12	...
58	0.12	...
59	0.12	...
60	0.12	...
61	0.12	...
62	0.12	...
63	0.12	...
64	0.12	...
65	0.12	...
66	0.12	...
67	0.12	...
68	0.12	...
69	0.12	...
70	0.12	...
71	0.12	...
72	0.12	...
73	0.12	...
74	0.12	...
75	0.12	...
76	0.12	...
77	0.12	...

Lot No.	Area	Owner
1	0.12	...
2	0.12	...
3	0.12	...
4	0.12	...
5	0.12	...
6	0.12	...
7	0.12	...
8	0.12	...
9	0.12	...
10	0.12	...
11	0.12	...
12	0.12	...
13	0.12	...
14	0.12	...
15	0.12	...
16	0.12	...
17	0.12	...
18	0.12	...
19	0.12	...
20	0.12	...
21	0.12	...
22	0.12	...
23	0.12	...
24	0.12	...
25	0.12	...
26	0.12	...
27	0.12	...
28	0.12	...
29	0.12	...
30	0.12	...
31	0.12	...
32	0.12	...
33	0.12	...
34	0.12	...
35	0.12	...
36	0.12	...
37	0.12	...
38	0.12	...
39	0.12	...
40	0.12	...
41	0.12	...
42	0.12	...
43	0.12	...
44	0.12	...
45	0.12	...
46	0.12	...
47	0.12	...
48	0.12	...
49	0.12	...
50	0.12	...
51	0.12	...
52	0.12	...
53	0.12	...
54	0.12	...
55	0.12	...
56	0.12	...
57	0.12	...
58	0.12	...
59	0.12	...
60	0.12	...
61	0.12	...
62	0.12	...
63	0.12	...
64	0.12	...
65	0.12	...
66	0.12	...
67	0.12	...
68	0.12	...
69	0.12	...
70	0.12	...
71	0.12	...
72	0.12	...
73	0.12	...
74	0.12	...
75	0.12	...
76	0.12	...
77	0.12	...

**DESCRIPTION OF PUEBLO DE PALMAS PHASE 18**

THIS SUBDIVISION IS BEING OFFERED FOR SALE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT OF 1939 (54 TEXAS STATUTES ANN. SECTION 251.001) AND THE SUBDIVISION ACT OF 1969 (54 TEXAS STATUTES ANN. SECTION 251.001).

THE SUBDIVISION IS BEING OFFERED FOR SALE AS A SINGLE UNIT AND WILL BE CONVEYED TO THE BUYER AS A SINGLE UNIT.

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

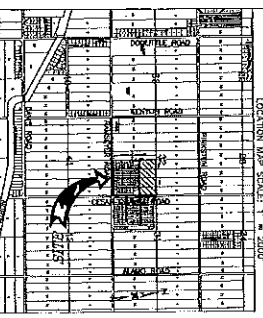
THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF TEXAS.

**MEDDEN & HUNT, INC.**  
 ENGINEERS, ARCHITECTS, PLANNERS  
 1105 S. GARDNER STREET, SUITE 100  
 ARLINGTON, TEXAS 76010  
 PHONE: 817-461-1111  
 FAX: 817-461-1112



**FILED FOR RECORD IN**  
**ARLINGTON COUNTY CLERK**  
 OFFICE OF THE COUNTY CLERK  
 1105 S. GARDNER STREET, SUITE 100  
 ARLINGTON, TEXAS 76010  
 DATE: 11/15/2011  
 BY: [Signature]

