

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Elisay Aranda Medina	4-2564
2.	Juan Alanis	4-2568
3.	Carkris, L.P.(Carlos G. Leal, Jr.) LAS COMADRES #5 SUBDIVISION, LOTS 1-76	BLANKET COVER
4.	Maria Olivares MARIA OLIVARES SUBDIVISION, LOTS 1&2	BLANKET COVER
5.	CWL Limited By: Three L.L.C. LAS ENCINITAS SUBDIVISION PHASE I, LOTS 1-124	BLANKET COVER
6.	Mark Vera, Jessica Rios, Antonio Vera & Marco Vera JOSIE VERA SUBDIVISION, LOTS 1-5	BLANKET COVER
7.	La Reserva PH I, ltd LA RESERVA SUBDIVISION PH I-B, LOTS 100-126	BLANKET COVER
8.	Manuel Chapa CAMINO DE ABRAM SUBDIVISION PHASE II, LOTS 1-99	BLANKET COVER
COMM. COURT: January 14, 2020		



# 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:

4-25104

### 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: Elisav Aranda Medina

Address: 22117 N. Skinner Rd.  
Elsa, Tx 78538

Phone: 956-588-9894

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRamin</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing septic</u> <u>12130119</u>

Water Supplier: North Plamo WSC.

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

Account/ESI No.: 10032789423010304  
[  ] Temporary Pole [ ] Permanent Service

regarding the land described as: Evergreen valley Estate ph. 3 lot 37.

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

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

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

(Date approved 3/10/07);

(verified by [Signature]);

(verified by WRamin);

(verified by WRamin);

(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: 4-2564

### 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: Elisay Aranda Medina.  
Address: 22117 N. Skinner Rd.  
Elisa, Tx 78538  
Phone: 956-588-9894

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

Evergreen Valley Estate) Plat 3 lot 37

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

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

Elisay Aranda  
Requesting Party (Signature)      12/30/19  
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:

1/8/2020  
Date      [Signature]  
County Official



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

12/30/2019 11:43:45 AM

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 4-2564  
 Receipt No.: 010268  
 E8250-03-000-0037-00

MEDINA ELISAY ARANDA  
 P.O. BOX 1536  
 DONNA, TX 78537  
 (956) 588-9498  
 (956) 358-0781

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2150Sq.Ft.
- [5] Legal Description: EVERGREEN VALLEY ESTATES PH III Lot 37
- [6] Location: SKINNER & MILE 19
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 50', Rear 70', Side 6', Side 6', Corner '  
 Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**  
 Description: Permit 4-2564  
 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: leo.najera  
 Receipt: alex.antons

  
 \_\_\_\_\_  
 Cashier

12/30/19  
 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

12-30-19  
 Date

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.**

**State Bar of Texas Form**

**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** August 27, 2018

**GRANTOR:** Alejandro Salinas and wife, Beatriz A. Salinas f/k/a Beatriz A. Garcia

**GRANTOR'S MAILING ADDRESS (including county):** 907 Hickory St., Edinburg, Hidalgo County, Texas 78540

**GRANTEE:** Elisay Medina Aranda, a single individual

**GRANTEE'S MAILING ADDRESS (including county):** 14718 E. Davis Rd., Edinburg, Hidalgo County, Texas 78542

**CONSIDERATION:** Ten and No/100ths Dollars (\$10.00) and other valuable consideration to the Grantor paid by the Grantee, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of **SEVENTY THOUSAND AND NO/100THS DOLLARS (\$70,000.00)** payable to the order of **LONE STAR NATIONAL BANK**, and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees; note is additionally secured by a Deed of Trust, Security Agreement and Financing Statement of even date herewith to **S. DAVID DEANDA JR.**, Trustee.

**PROPERTY:** All of Lot 37, **EVERGREEN VALLEY ESTATES PHASE III**, Hidalgo County, Texas, according to the map recorded in Volume 52, Pages 135-138, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

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

Restrictions dated March 8, 2007, filed March 8, 2007 under Document Number 2007-1731025, Official Records and Volume 52, Pages 135-138, Map Records of Hidalgo County, Texas, but omitting any covenant

By: [Signature]  
Alejandro Salinas

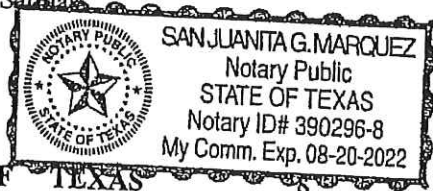
By: [Signature]  
Beatriz A. Salinas f/w Beatriz A. Garcia

**ACKNOWLEDGMENTS**

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 31<sup>st</sup> day of August, 2018, by Alejandro Salinas

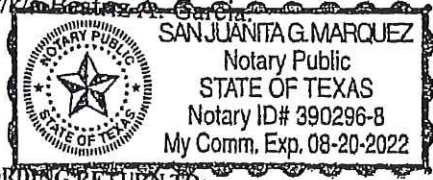


[Signature]  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 31<sup>st</sup> day of August, 2018, by Beatriz A. Salinas f/w Beatriz A. Garcia



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Elisay Medina Aranda  
14718 E. Davis Rd.  
Edinburg, Texas 78542  
GP#158168 Saw/mps/1336-2295



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-968-4734  
956-973-7850

Precinct No.3 Substation  
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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: 4-2568

### 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 Alanis  
Address: 19521 Buckfawn  
Dr. Edinburg, TX  
78542 Lot 515  
Phone: 956-884-5661

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

Water Supplier: City of Edinburg  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: 350344-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Los Venados Pt. 5 lot 515

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 4/8/15);  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by [Signature]);  
(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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956-973-7850

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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: 4-2508

## 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 Alanis

Address: 19521 Buckfawn Dr.  
Edinburg, TX 78542

Phone: (956) 884-5661 (956) 325-5056

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

19521 Buckfawn Dr. Edinburg, TX 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

Lot #515  
Los Venados PH-5  
Ranch Community

[Signature]  
Requesting Party (Signature)

1-5-20  
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:

1/8/2020  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

1/2/2020 3:34:07 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 4-2568  
Receipt No.: 010287  
L6446-05-000-0515-00

- ALANIS JUAN DE DIOS CANTU & IZAMAR ALANIS  
643 CALEB CT  
EDINBURG , TX 78541  
(956) 884-5661  
(956) 457-4545
- [1] Contractor: self
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 4310Sq.Ft.
  - [5] Legal Description: LOS VENADOS PH 5 LOT 515 ✓
  - [6] Location: north 281...also a metal bldg. is on the permit
  - [7] Sewage: N/A
  - [8] Construction Type: Wood
  - [9] Est. Cost of Construction: \$185000
  - [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 300', Rear 15', Side 50', Side 50', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2568  
Price: \$30.00

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

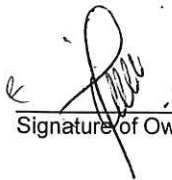
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: danny.sanchez  
Receipt: maria.cerda

  
\_\_\_\_\_  
Cashier

01/02/20  
Date

[NOTICE]

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

01-02-2020  
Date

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**Warranty Deed with Vendor's Lien**

**Date:** May 2, 2018

**Grantor:** MARTIN REYNA, spouse of DEISY K. BAZAN, dealing with non-homestead separate property  
15834 Coz Court  
Houston, Texas 77049

**Grantee:** JUAN de DIOS ALANIS CANTU, spouse of IZAMAR ALANIS, dealing with separate property  
2208 Carla Marie Way  
Edinburg, Texas 78542

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of MARTIN REYNA in the principal amount of FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$52,000). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of MARTIN REYNA and by a first-lien deed of trust of even date from Grantee to VAUGHN W. DAVIDSON, trustee.

**Property (including any improvements):**

Lot Five Hundred Fifteen (515), LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

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

As described in Exhibit "A"

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing

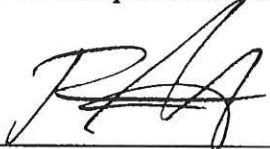
instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.


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.

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN GIVEN BY THE ATTORNEY PREPARING THIS INSTRUMENT AS TO THE TITLE TO OR THE DESCRIPTION OF THE PROPERTY INVOLVED, OR THE RIGHTS OF THE PARTIES HERETO.**

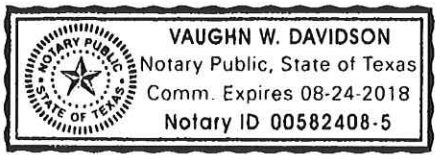
When the context requires, singular nouns and pronouns include the plural.


  
\_\_\_\_\_  
MARTIN REYNA

  
\_\_\_\_\_  
DEISY K. BAZAN, joined herein pro forma

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on May 2, 2018, by MARTIN REYNA and DEISY K. BAZAN.



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

Accepted:

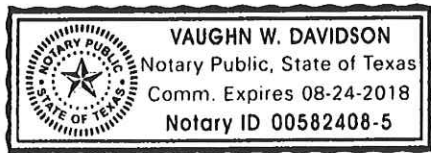
  
\_\_\_\_\_  
JUAN de DIOS ALANIS CANTU


STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on May 2, 2018, by JUAN de DIOS ALANIS CANTU.



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

PREPARED IN THE LAW OFFICE OF:

Vaughn W. Davidson, PLLC  
115 Massey Tompkins  
Baytown, Texas 77521

AFTER RECORDING RETURN TO:

JUAN de DIOS ALANIS CANTU  
2208 Carla Marie Way  
Edinburg, Texas 78542

EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101, 1464510 AND 2326928, OFFICIAL RECORDS, AND VOLUME 47, PAGES 130-140, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral reservation as set forth in instruments dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated January 14, 2005, recorded on February 4, 2005, under Clerk's File No. 1432589, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File Nos. 2364582, 2364583, 2364584 and 2364585, Official 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.

Reservation of water rights and/or other rights if any, as set forth in instrument dated October 12, 2007, recorded under Clerk's File No. 1831649, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and/or other rights, if any, as set forth in untitled instrument dated July 31, 1952, recorded in Volume 131, Page 329, Oil and Gas Records, Hidalgo County, Texas.

Right of Way dated March 22, 1947, recorded in Volume 612, Page 534, Deed Records, Hidalgo County, Texas.

Right of Way Agreement dated April 29, 1947, recorded in Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

Easement dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 568, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 569 Deed Records, Hidalgo County, Texas.

EXHIBIT "A"

Page 2

Easement and/or other rights, if any, as set forth in untitled instrument dated October 1, 1963, recorded in Volume 1072, Page 349 Deed Records, Hidalgo County, Texas.

Road Easement dated September 21, 1961, recorded in Volume 1019, Page 38, Deed Records, Hidalgo County, Texas.

Road Easement dated September 22, 1961, recorded in Volume 1019, Page 39, Deed Records, Hidalgo County, Texas.

Road Easement dated September 25, 1961, recorded in Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.



# 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

OSSP'S installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Carbhis, LP (Carlos A. Leaf Sr.)</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Carbhis, LP (Carlos A. Leaf Sr.)

Address: 70, Box 631  
Mission, Tx. 78573

Water Supplier: AGUA SUD.

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

Phone: 607-2144

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

regarding the land described as: Los Comanches #5 Subdivision lots 1-76.,

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 11-20-19);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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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: CarKris, LP (Carlos G. Leal, Jr.)

Address: P.O. Box 631  
Mission, Tx 78573

Phone: (956) 607-0444

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): 45.0 acres being all of lots 19, 20, 21, 22 & North 1/2 of Lot 23, Block 3, Texan Gardens

law considered #5  
lots 1-7u.

#### 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] 10-24-19  
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 subd. plat

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

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

1-2-2020  
Date

[Signature]  
County Official

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNERS, DECLARATION, CERTIFICATION, AND ATTESTATION  
WE AS OWNERS OF THE 45.00-ACRE TRACT OF LAND INCORPORATED WITHIN THE  
SUBDIVISION MAP AND SUBDIVISION MAP NO. 2000, AS SHOWN ON THE PLAT  
IN THIS SUBDIVISION MAP AND SUBDIVISION MAP NO. 2000, AS SHOWN ON THE PLAT  
HEREBY CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL  
GOVERNMENT CODE § 222.022 AND THAT  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE  
(B) THE WATER CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE  
(D) GAS CONNECTIONS, AS AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET  
THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.  
CAROLIS L.P.  
ATTEST: *[Signature]* DATE: 7/31/2019  
A TEXAS LIMITED LIABILITY COMPANY  
PAUL J. LEE, MANAGER  
MISSION, TEXAS 75707

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
CAROLIS L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED  
TO THE FOREGOING INSTRUMENT, AND HER STATEMENTS, AFFIDAVIT, AND DECLARATION  
THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO BE  
EXPRESSIONS OF HER FREE WILL, AND THAT SHE IS THE OWNER OF THE INTEREST  
EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31st DAY OF July 2019.  
*[Signature]*  
MY COMMISSION EXPIRES: 2/1/2021

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, FRED L. REYNOLDS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO  
HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THAT THE  
LINES OR BOUNDARIES SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE  
ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS 31st DAY OF July 2019.  
FRED L. REYNOLDS, REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE PREPARED: 08/01/19  
SURVEY JOB # 1891618

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, FRED L. REYNOLDS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO  
HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THAT THE  
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ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS 31st DAY OF July 2019.  
FRED L. REYNOLDS, REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE PREPARED: 08/01/19  
SURVEY JOB # 1891618

Area	Length	Width	Area
C1	100.00	100.00	10,000.00
C2	100.00	100.00	10,000.00
C3	100.00	100.00	10,000.00
C4	100.00	100.00	10,000.00
C5	100.00	100.00	10,000.00
C6	100.00	100.00	10,000.00
C7	100.00	100.00	10,000.00
C8	100.00	100.00	10,000.00
C9	100.00	100.00	10,000.00
C10	100.00	100.00	10,000.00

Area	Length	Width	Area
C11	100.00	100.00	10,000.00
C12	100.00	100.00	10,000.00
C13	100.00	100.00	10,000.00
C14	100.00	100.00	10,000.00
C15	100.00	100.00	10,000.00
C16	100.00	100.00	10,000.00
C17	100.00	100.00	10,000.00
C18	100.00	100.00	10,000.00
C19	100.00	100.00	10,000.00
C20	100.00	100.00	10,000.00

Area	Length	Width	Area
C21	100.00	100.00	10,000.00
C22	100.00	100.00	10,000.00
C23	100.00	100.00	10,000.00
C24	100.00	100.00	10,000.00
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C26	100.00	100.00	10,000.00
C27	100.00	100.00	10,000.00
C28	100.00	100.00	10,000.00
C29	100.00	100.00	10,000.00
C30	100.00	100.00	10,000.00

Area	Length	Width	Area
C31	100.00	100.00	10,000.00
C32	100.00	100.00	10,000.00
C33	100.00	100.00	10,000.00
C34	100.00	100.00	10,000.00
C35	100.00	100.00	10,000.00
C36	100.00	100.00	10,000.00
C37	100.00	100.00	10,000.00
C38	100.00	100.00	10,000.00
C39	100.00	100.00	10,000.00
C40	100.00	100.00	10,000.00

Area	Length	Width	Area
C41	100.00	100.00	10,000.00
C42	100.00	100.00	10,000.00
C43	100.00	100.00	10,000.00
C44	100.00	100.00	10,000.00
C45	100.00	100.00	10,000.00
C46	100.00	100.00	10,000.00
C47	100.00	100.00	10,000.00
C48	100.00	100.00	10,000.00
C49	100.00	100.00	10,000.00
C50	100.00	100.00	10,000.00

Area	Length	Width	Area
C51	100.00	100.00	10,000.00
C52	100.00	100.00	10,000.00
C53	100.00	100.00	10,000.00
C54	100.00	100.00	10,000.00
C55	100.00	100.00	10,000.00
C56	100.00	100.00	10,000.00
C57	100.00	100.00	10,000.00
C58	100.00	100.00	10,000.00
C59	100.00	100.00	10,000.00
C60	100.00	100.00	10,000.00

Area	Length	Width	Area
C61	100.00	100.00	10,000.00
C62	100.00	100.00	10,000.00
C63	100.00	100.00	10,000.00
C64	100.00	100.00	10,000.00
C65	100.00	100.00	10,000.00
C66	100.00	100.00	10,000.00
C67	100.00	100.00	10,000.00
C68	100.00	100.00	10,000.00
C69	100.00	100.00	10,000.00
C70	100.00	100.00	10,000.00

Area	Length	Width	Area
C71	100.00	100.00	10,000.00
C72	100.00	100.00	10,000.00
C73	100.00	100.00	10,000.00
C74	100.00	100.00	10,000.00
C75	100.00	100.00	10,000.00
C76	100.00	100.00	10,000.00
C77	100.00	100.00	10,000.00
C78	100.00	100.00	10,000.00
C79	100.00	100.00	10,000.00
C80	100.00	100.00	10,000.00

Area	Length	Width	Area
C81	100.00	100.00	10,000.00
C82	100.00	100.00	10,000.00
C83	100.00	100.00	10,000.00
C84	100.00	100.00	10,000.00
C85	100.00	100.00	10,000.00
C86	100.00	100.00	10,000.00
C87	100.00	100.00	10,000.00
C88	100.00	100.00	10,000.00
C89	100.00	100.00	10,000.00
C90	100.00	100.00	10,000.00

Area	Length	Width	Area
C91	100.00	100.00	10,000.00
C92	100.00	100.00	10,000.00
C93	100.00	100.00	10,000.00
C94	100.00	100.00	10,000.00
C95	100.00	100.00	10,000.00
C96	100.00	100.00	10,000.00
C97	100.00	100.00	10,000.00
C98	100.00	100.00	10,000.00
C99	100.00	100.00	10,000.00
C100	100.00	100.00	10,000.00

Area	Length	Width	Area
C101	100.00	100.00	10,000.00
C102	100.00	100.00	10,000.00
C103	100.00	100.00	10,000.00
C104	100.00	100.00	10,000.00
C105	100.00	100.00	10,000.00
C106	100.00	100.00	10,000.00
C107	100.00	100.00	10,000.00
C108	100.00	100.00	10,000.00
C109	100.00	100.00	10,000.00
C110	100.00	100.00	10,000.00

Area	Length	Width	Area
C111	100.00	100.00	10,000.00
C112	100.00	100.00	10,000.00
C113	100.00	100.00	10,000.00
C114	100.00	100.00	10,000.00
C115	100.00	100.00	10,000.00
C116	100.00	100.00	10,000.00
C117	100.00	100.00	10,000.00
C118	100.00	100.00	10,000.00
C119	100.00	100.00	10,000.00
C120	100.00	100.00	10,000.00

Area	Length	Width	Area
C121	100.00	100.00	10,000.00
C122	100.00	100.00	10,000.00
C123	100.00	100.00	10,000.00
C124	100.00	100.00	10,000.00
C125	100.00	100.00	10,000.00
C126	100.00	100.00	10,000.00
C127	100.00	100.00	10,000.00
C128	100.00	100.00	10,000.00
C129	100.00	100.00	10,000.00
C130	100.00	100.00	10,000.00

Area	Length	Width	Area
C131	100.00	100.00	10,000.00
C132	100.00	100.00	10,000.00
C133	100.00	100.00	10,000.00
C134	100.00	100.00	10,000.00
C135	100.00	100.00	10,000.00
C136	100.00	100.00	10,000.00
C137	100.00	100.00	10,000.00
C138	100.00	100.00	10,000.00
C139	100.00	100.00	10,000.00
C140	100.00	100.00	10,000.00

Area	Length	Width	Area
C141	100.00	100.00	10,000.00
C142	100.00	100.00	10,000.00
C143	100.00	100.00	10,000.00
C144	100.00	100.00	10,000.00
C145	100.00	100.00	10,000.00
C146	100.00	100.00	10,000.00
C147	100.00	100.00	10,000.00
C148	100.00	100.00	10,000.00
C149	100.00	100.00	10,000.00
C150	100.00	100.00	10,000.00

Area	Length	Width	Area
C151	100.00	100.00	10,000.00
C152	100.00	100.00	10,000.00
C153	100.00	100.00	10,000.00
C154	100.00	100.00	10,000.00
C155	100.00	100.00	10,000.00
C156	100.00	100.00	10,000.00
C157	100.00	100.00	10,000.00
C158	100.00	100.00	10,000.00
C159	100.00	100.00	10,000.00
C160	100.00	100.00	10,000.00

Area	Length	Width	Area
C161	100.00	100.00	10,000.00
C162	100.00	100.00	10,000.00
C163	100.00	100.00	10,000.00
C164	100.00	100.00	10,000.00
C165	100.00	100.00	10,000.00
C166	100.00	100.00	10,000.00
C167	100.00	100.00	10,000.00
C168	100.00	100.00	10,000.00
C169	100.00	100.00	10,000.00
C170	100.00	100.00	10,000.00

Area	Length	Width	Area
C171	100.00	100.00	10,000.00
C172	100.00	100.00	10,000.00
C173	100.00	100.00	10,000.00
C174	100.00	100.00	10,000.00
C175	100.00	100.00	10,000.00
C176	100.00	100.00	10,000.00
C177	100.00	100.00	10,000.00
C178	100.00	100.00	10,000.00
C179	100.00	100.00	10,000.00
C180	100.00	100.00	10,000.00

Area	Length	Width	Area
C181	100.00	100.00	10,000.00
C182	10		



# 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

OSSF's installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Mania Olivares

Address: 23303 Brushline rd.  
Edinburg, TX. 78542

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Phone: 502-3458

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

regarding the land described as:

Mania Olivares Subdivision lots 1+2,

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

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

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

(Date approved 10-22-19);

(verified by Flor Segin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Segin);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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956-318-2844

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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: Maria Olivares

Address: 23303 Brushline Rd.

Edinburg, TX 78542

Phone: (956) 562-3458

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

SEE ATTACHED WARRANTY DEED Maria Olivares Subd. Lots 1+2

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

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

[Signature]  
Requesting Party (Signature)

9/10/19  
Date

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

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

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

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

1-2-2020  
Date

[Signature]  
County Official







# 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: 197

### 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:

CWL Limited By; THREE L.L.C.

Name: It's General Partner By; Forrest Runnels, Vice-President

Address: P.O. Box 118

Edinburg, Texas 78539

Phone: (956) 383-7032

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Las Encinitas Subdivision Phase I: A 79.56 acre tract of land out of Lots "S" and "T", Block 2, Santa Cruz Ranches Hidalgo County, Texas 1075 1-124

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

- Subdivider
  - Owner of lot in subdivision
  - Resident of lot in a subdivision
  - Entity that provides utility service
- CWL Limited By; THREE L.L.C.  
It's General Partner By; Forrest Runnels, Vice-President

Requesting Party (Signature)

11-4-19

Date

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

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

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

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

1-2-2020  
Date

Flora Sosin  
County Official





# 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

OSSA's installed. ✓

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Mark A. Vera, Jessica Rios,  
Name: Antonio Vera + Marco A. Vera

Address: 2204 E. Davis Rd.  
Edinburg, Tx. 78543

Phone: 239-3030

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

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: Josee Vera 1075 15

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 11-20-15);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by José Sesin);
- 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 José Sesin);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by José Sesin);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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: 121

### 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: MARK A. VERA, JESSICA RIOS, ANTONIO VERA, MARCO A. VERA

Address: 2206 EAST DAVIS RD.

EDINBURG, TX 78543

Phone: (956) 239-3030

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

BEING A 5.00 ACRE TRACT OF LAND OUT OF BEING A PART OR PORTION OF LOT 1A, SECTION TWO HUNDRED SIXTY-SEVEN (267), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

Jose Vera 10/5/15

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

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

Antonio Vera  
Mark Vera Jose Marco Vera  
Requesting Party (Signature) \_\_\_\_\_ Date 11-7-19

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

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

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

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

1-2-2020  
Date

Jul Cesar  
County Official





# 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

OSSA'S  
INSTALLED.

Precinct 1 2 3 ④

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: La Reserva Ph. I, Ltd.

Address: 900 E. Lakewood DR.  
McAllen, TX 78501

Phone: 630-9400

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

Water Supplier: N/AWSC

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

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

regarding the land described as:

La Reserva Ph. I-B lots. lots 100-120.

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 11-20-15);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sebin);
- 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 Flor Sebin);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sebin);

[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: KJA

### 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: La Reserva Phase I, Ltd.

Address: 900 E. Lakeview Dr.

McAllen, Tx 78501

Phone: (956) 630-9400

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

La Reserva Phase I-B: A 16.10 acre tract of land out of Lot 14, Block 73, Engelman Resubdivision of the Missouri-Texas Land & Irrigation Company's Subdivision of Land in Las Mesteñas Grant, Hidalgo County, Texas

#### 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)

11-4-19  
Date

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

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

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

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

1-2-2020  
Date

[Signature]  
County Official





# 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

OSSA's installed.

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Manuel Chapera

Address: 1801 Morelle St.  
Dham, Tx. 78577

Phone: 778-3404

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

Water Supplier: Agua SUD.

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

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

regarding the land described as:

Carino De Abram Subdivision Ph. II lots 1-99

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 11-26-19);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

*MPA*

### 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:** Manuel Chapa

**Address:** 1801 Mozelle St., Pharr, Texas 78577

**Phone:** (956) 778-3404

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

Canino De Abram Subdivision Ph. II lots 1-99

**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)

3/28/19

Date

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

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

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

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

1-2-2020

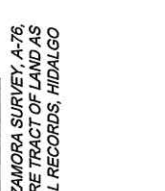
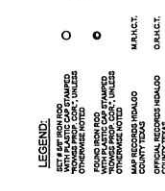
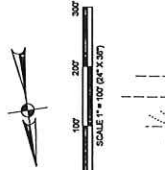
Date

*[Signature]*

County Official

# CAMINO DE ABRAM SUBDIVISION PHASE II

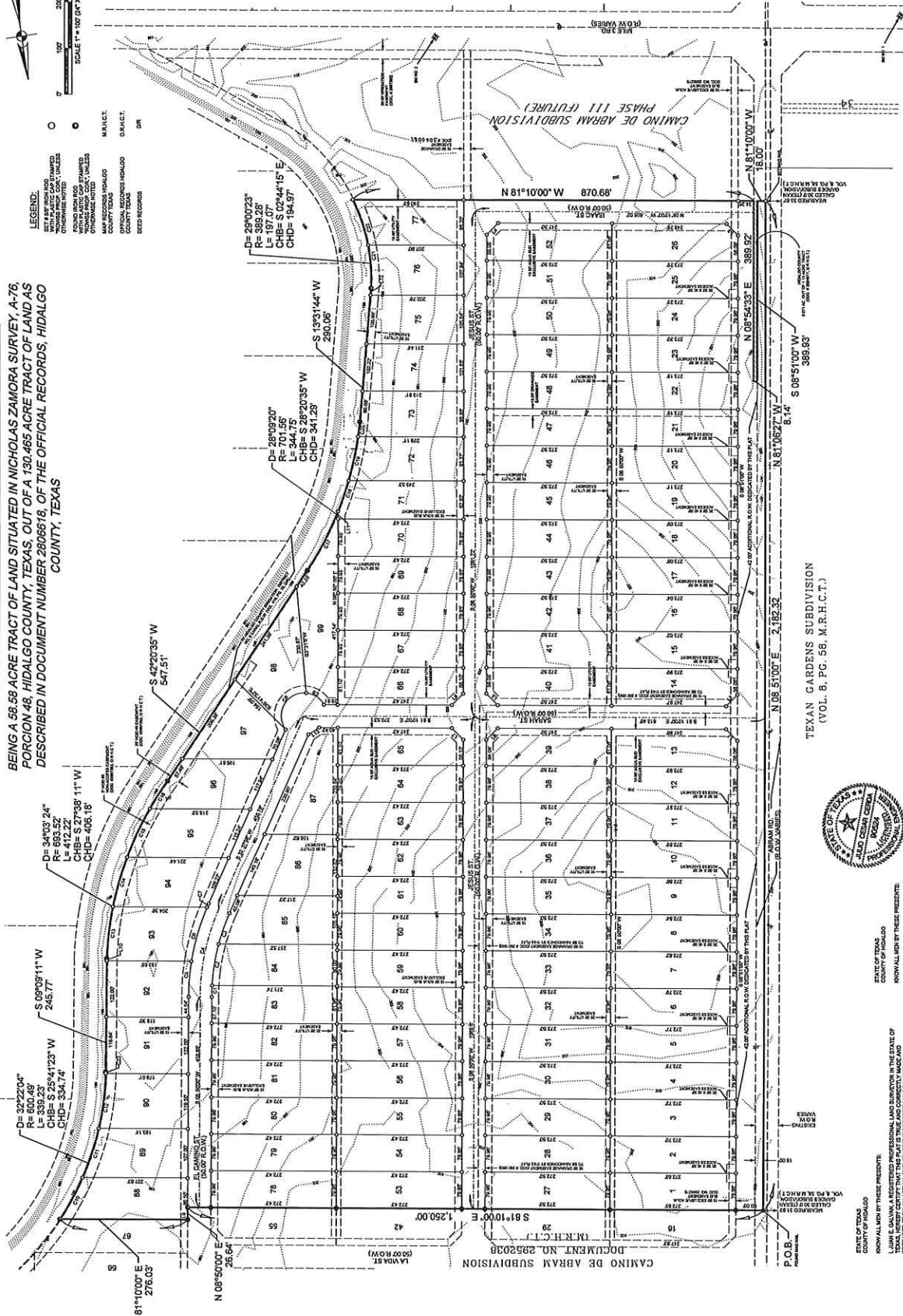
BEING A 58.58 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 4B, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



**LOCATION DESCRIPTION**  
 CAMINO DE ABRAM SUBDIVISION PHASE II, BEING A 58.58 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 4B, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



**DECLARATION**  
 I, THE UNDERSIGNED, BEING A duly Licensed Professional Engineer in the State of Texas, do hereby certify that I am the author of the above described plan and that I am a duly Licensed Professional Engineer in the State of Texas, License No. 12479.



**LOCATION MAP**  
 SCALE 1:2000

**LEGEND**  
 SET BACK FOOTING  
 EXISTING AND PROPOSED CURBS  
 EXISTING AND PROPOSED DRIVEWAYS  
 OTHER FEATURES NOTED

**SCALE 1" = 100' (8" X 3.94")**

**LOCATION DESCRIPTION**  
 CAMINO DE ABRAM SUBDIVISION PHASE II, BEING A 58.58 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 4B, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DECLARATION**  
 I, THE UNDERSIGNED, BEING A duly Licensed Professional Engineer in the State of Texas, do hereby certify that I am the author of the above described plan and that I am a duly Licensed Professional Engineer in the State of Texas, License No. 12479.

**REVISION NOTES**

NO.	DATE	APPROVED

**PERSONAL CONTACTS**

NAME	CITY & ZIP	PHONE	FAX
OWNER: MARIO GONZALEZ	MARCO TUDAU, TEXAS	951-754-3333	951-754-3333
ENGINEER: JUAN E. SALWAN, P.E.	MARCO TUDAU, TEXAS	951-754-3333	951-754-3333
SURVEYOR: JAMES EDGAR DAVIS, P.E.	MARCO TUDAU, TEXAS	951-754-3333	951-754-3333

**STATE OF TEXAS**  
 COUNTY OF HIDALGO  
 KNOW ALL MEN BY THESE PRESENTS, that the above and foregoing plat has been duly prepared and approved by the undersigned Licensed Professional Engineer in the State of Texas, License No. 12479, and that the same is a true and correct copy of the original as the same appears on the ground.

**STATE OF TEXAS**  
 COUNTY OF HIDALGO  
 KNOW ALL MEN BY THESE PRESENTS, that the above and foregoing plat has been duly prepared and approved by the undersigned Licensed Professional Engineer in the State of Texas, License No. 12479, and that the same is a true and correct copy of the original as the same appears on the ground.

