



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th 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 0234

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2742

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: Ranulfo Briones

Address: 2810 Oak Knoll Dr
Monki Alto, Texas
78538

Phone: 956-533-7089

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>MRamirez</u>
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>/ /</u>	<u>06/05/20</u>

Water Supplier: M.A.W.S

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

Account/ESI No.: NA
 Temporary Pole Permanent Service

regarding the land described as:

Oak Hill Ranch Ph 2 Lot #71

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 4-21-08);

(verified by [Signature]);

(verified by MRamirez);

(verified by MRamirez);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-2742

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: Ranulfo Briones
Address: 23810 Oak Knoll Dr,
Monterey Park, Texas 78538
Phone: 956-533-7089

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

Oak Hill Ranch Pt 2 of 71

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ranulfo Briones
Requesting Party (Signature)

06/05/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

6/5/20
Date

[Signature]
County Official

NC 3183803

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: January 21, 2020

Grantor: VALLEY FINANCING, LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantor's Mailing Address: 3202 S. Sugar Rd.
Edinburg, Texas 78539
Hidalgo County

Grantee: RANULFO BRIONES, a single person

Grantee's Mailing Address: 1316 Lilia St.
San Juan, Texas 78589
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 THRIVE MORTGAGE, LLC, 4819 Williams Drive, Georgetown, Williamson County, Texas 78633 in the principal amount of TWO HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED EIGHTY EIGHT AND NO/100 DOLLARS (\$264,588.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of THRIVE MORTGAGE, LLC and by a first-lien deed of trust of even date from Grantee to BARBARA JONES, Trustee.

Property (including any improvements):

Lot 71, OAK HILL RANCH PHASE II, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 55, Page 41 through 46, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 27, 2007, under Clerk's File No. 1738991, by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 28, 2007, under Clerk's File No. 1739289, amendment filed August 16, 2007, under Clerk's File No. 1795479 and filed December 5, 2007 under Clerk's File No. 1833265, amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 25, 2008, under Clerk's File No. 1871706, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 24, 2008, under Clerk's File No. 1882643, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 4, 2010, under Clerk's File No. 2080709, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 20, 2013, under Clerk's File No. 2423478, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 17, 2015, under Clerk's File No. 2646738 and as shown in amendment filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 12, 2017, under Clerk's File No. 2857066, and filed for record on April 19, 2018, under Clerk's File No. 2908621, and Restrictions as shown on plat recorded in Volume 55, Pages 41 through 46, Map Records of Hidalgo County, Texas.

Reservation of right of occupy and use all roads, highways, lot and block property liens for the purpose of constructing, operating, and maintaining canals, laterals, drains, and drainage ways, pipelines, poles, and lines of wire for telegraph and telephone, and pipe lines for the conveyance of water, oil, gas, heat, light, power, and for electric and steam railroad, and sewer purposes, as shown on plat recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas.

Easement dated January 2, 1930, from J.C. Engleman, Jr. to Central Power and Light Company recorded in Volume 325, Page 359, Deed Records of Hidalgo County, Texas.

Right of Way Easement dated August 12, 1969, from Walter W. Ahlschlager, Jr. to North Alamo Water Supply Corporation, recorded in Volume 1260, Page 823, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Jack McClelland to North Alamo Water Supply Corporation, by instrument dated March 26, 2008, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 26, 2008, under Clerk's File Nos. 1872496 and 1872497.

Fifteen feet (15.0') Utility Easement along the East line of the subject land according to the Map or Plat thereof, filed for record in Volume 55, Page 41 through 46, Map Records Hidalgo County, Texas.

Fifteen feet (15.0') Exclusive Easement to N.A.W.S.C. along the West line of the subject land according to the Map or Plat thereof, filed for record in Volume 55, Page 41 through 46, Map Records Hidalgo County, Texas.

Irrigation and Landscape 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 55, Page 41 through 46, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 55, Pages 41 through 46, Map Records Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water Control and Irrigation District No. 9.

Statutory rights in favor of Hidalgo and Cameron Counties Water Control and Irrigation District No. 9 pursuant to applicable section of the Texas Water Code.

Statutory rights in favor of Engleman Irrigation District. m. Easements or claims of easements which are not a part of the public record.

A one hundred feet (100') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 55, Pages 41 through 46, Map Records of Hidalgo County, Texas.

A fifteen feet (15') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 55, Pages 41 through 46, Map Records of Hidalgo County, Texas.

A twenty feet (20') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 55, Pages 41 through 46, Map Records of Hidalgo County, Texas.

Reservation of all oil, gas and other minerals, except as to 1/8th of the usual and customary 1/8th royalty interest, as described in instrument dated January 14, 1974, executed by F.E. Butler, Trustee to Mansford Plantation, Inc., recorded in Volume 1393, Page 821, Deed Record of 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 from Jack McClelland to Esteban Saenz and April Lee Salinas, dated July 26, 2017, filed for record on August 11, 2017, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2839638.

Water rights reserved in Deed dated July 26, 2017, from Jack McClelland to Esteban Saenz and April Lee Salinas, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 11, 2017, under Clerk's File No. 2839638.

Liens for assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 27, 2007 under Clerk's File No. 1738991 and in the By Laws filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 28, 2007, under Clerk's File No. 1739289, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 24, 2008, under Clerk's File No. 1882643 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 4, 2010, under Clerk's File No. 2080709, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 20, 2013, under Clerk's File No. 2423478, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 17, 2015, under Clerk's File No. 2646738.

Except to that encroachment of swale into the East side of subject property, together with any appurtenant service line(s), the approximate location(s) of which is(are) shown on the survey prepared by Pena Engineering, Pablo Pena, III, Registered Professional Land Surveyor No. 5242, last dated December 26, 2019.

All ad valorem taxes for the year 2020 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.

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.

THRIVE MORTGAGE, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of THRIVE MORTGAGE, LLC, and are transferred to that party without recourse on Grantor.

VALLEY FINANCING, LLC, A
TEXAS LIMITED LIABILITY
COMPANY

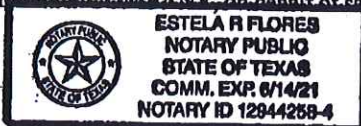
By 
JOHN J. MCCLELLAND JR.,
Member

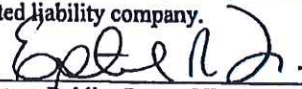
(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of January, 2020, by JOHN J. MCCLELLAND JR., Member of VALLEY FINANCING, LLC, A TEXAS LIMITED LIABILITY COMPANY, on behalf of said limited liability company.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Ranulfo Briones
1316 Lilia St.
San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3183803/MC/ag



Chapter 232, Texas Local Government Code

2/3/2020 3:41:36 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 1-2742
Receipt No.: 010678
00557-02-000-0071-00

BRIONES RANULFO
1316 LILIA ST
SAN JUAN, TX 78589
(956) 533-7089
(956) 533-7089

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2630Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 2 LOT 71
- [6] Location: FM 88 & MILE 20 N.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$206570
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner'
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**
Description: Permit 1-2742
Price: \$30.00

Total Amount.....\$30.00

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

Cashier

2/3/20
Date

property ID # 727072

[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.

2-3-20

Signature of Owner or Applicant

Date