

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Mark C. Gearhart	4-17108
2.	Homero Cruz III	4-17145
COMM. COURT: September 5, 2017		



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-17108

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Mark Gearhart

Address: 17425 E FM 490

Edinburg TX

78542

Phone: 600-2115

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:		51347
Date Approved:	1 / 1	8/25/17

Water Supplier: Edinburg

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

Account/ESI No.: 10032789444538838
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Mark Gearhart

La Coma Heights Lot 446

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

[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 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-17108

AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Mark Charles Gearhart

Known to me [or proved to me in the oath of _____ or through
Driver's License (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

La Coma Heights Lot 446 17425 E FM 490 City 78542

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

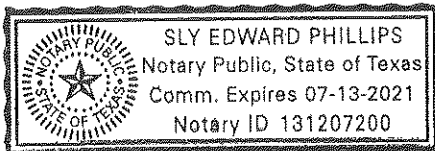
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-OR-~~

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Mark Charles Gearhart (Signature)

SUBSCRIBED AND SWORN TO before me on 25th August, 20 17, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:
4-17108
Aug. 2, 2017

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

L0755-00-000-0046-00

[1] OWNER: GEARHEART, MARK C.

10120 N. MAYBERRY RD
MISSION, TX. 78573
Telephone No. 600-2115

[7] LEGAL DESC./NAME OF SUBDIVISION
LA COMA HEIGHTS LOT 46

LOCATION: 0 281.& 490

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$11,700

[5] SIZE OF STRUCTURE: 616 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOBILEHOME

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 50' SIDES 6' REAR 15'
MIN.ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

Gilberto Mata 8-2-17
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Julio Ruiz 8-2-17
Approved by Date

Light [X] Water [X]

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

Mark Gearheart
Signature of Owner or Applicant

Community No.: 0225B

Certification of Elevation
Required: YES NO BFE

X 8-2-17
Signature of Owner or Applicant Date

- 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.

Charge San Jacinto Title Services

SJTC/ DG GF # 70432307

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

Warranty Deed with Vendor's Lien

Date: JUNE 13, 2017

Grantor: OSCAR KISSI

Grantor's Mailing Address: 3501 GERANIUM AVENUE
MCALLEN, TEXAS 78501
HIDALGO COUNTY

Grantee: MARK C. GEARHART. A single man

Grantee's Mailing Address: 10120 N. MAYBERRY
MISSION, TEXAS 75873
HIDALGO COUNTY

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of TWENTY-SIX THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$26,400.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

Property (including any improvements):

Lot Forty Six (46), LA COMA HEIGHTS, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat recorded in Volume 24, Page 140, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 2632, Page 679, Official Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements and reservations as shown according to the map or plat thereof recorded in Volume 24, Page 140, Map Records of Hidalgo County, Texas.
- d. Easements in favor of North Alamo Water Supply Co., as recorded in Volume 2198, Page 579 and Volume 2136, Page 581, Official Records, Hidalgo County, Texas.
- e. Easement for utility granted to North Alamo Water Supply Corporation, recorded in Volume 2190, Page 581, Official Records, Hidalgo County, Texas.
- f. Conveyance of a Mineral Interest as described in instrument recorded in Volume 63, Page 571, Oil and Gas Lease Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.

- g. Conveyance of a Mineral Interest as described in instrument recorded in Volume 168, Page 482 and Corrected in Volume 182, Page 69, Oil and Gas Lease Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- h. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in Volume 167, Page 258, Oil and Gas Lease Records, Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 20, 1954, recorded in Volume 346, Page 544, Oil and Gas Records, Hidalgo County, Texas.
- j. Terms, conditions and stipulations contained in Memorandum of Oil, Gas and Mineral Lease dated December 15, 2003, recorded under Document No. 1280008, Official Records, Hidalgo County, Texas.
- k. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 271, Page 676, Oil and Gas Lease Records, Hidalgo County, Texas.
- l. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 530, Page 492, Deed Records, Hidalgo County, Texas.
- m. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 530, Page 494, Deed Records, Hidalgo County, Texas.
- n. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, Hidalgo County, Texas.
- o. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 625, Page 498 and Corrected in Volume 606, Page 286, Deed Records, Hidalgo County, Texas.
- p. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 609, Page 346, Deed Records, Hidalgo County, Texas.
- q. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated February 20, 1985, recorded in Volume 2099, Page 404, Deed Records, Hidalgo County, Texas, which document contains the following language "SAVE AND EXCEPT all oil, gas and other minerals".
- r. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.
- s. Rights of tenants in possession under any and all outstanding lease agreement, recorded or unrecorded.
- t. Zoning and building ordinances in favor of the County of Hidalgo.

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.

SECURITY SERVICE FEDERAL CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION without recourse against Grantor.

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



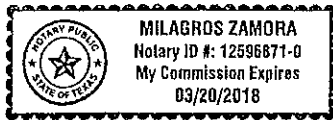
OSCAR KISSI

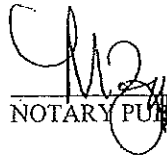
ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 15th day of June, 2017, by OSCAR KISSI



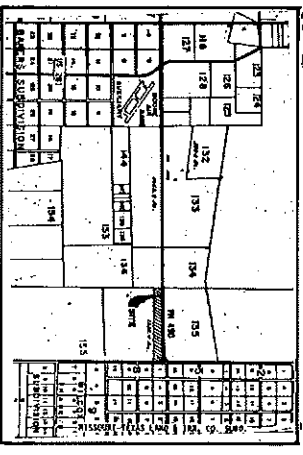


NOTARY PUBLIC, STATE OF TEXAS

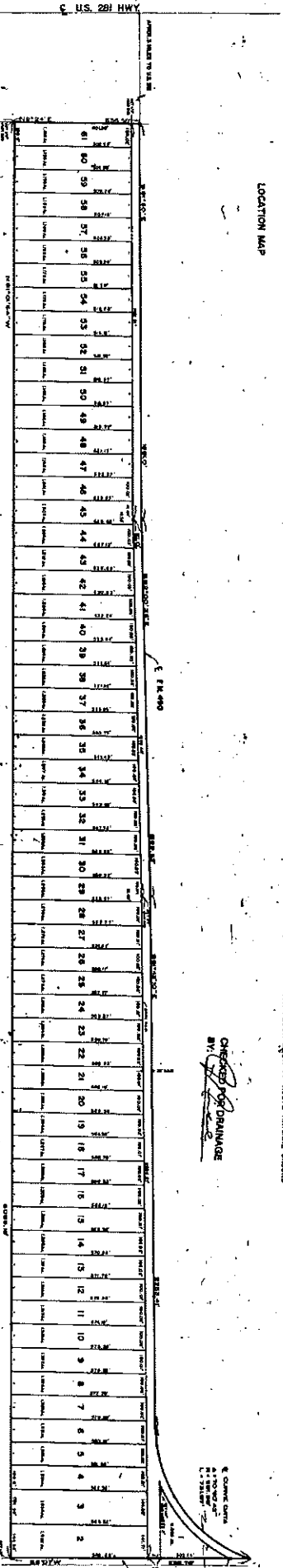
PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
GF#172432307

AFTER RECORDING RETURN TO:

MARK C. GEARHART
10120 N. MAYBERRY
MISSION, TEXAS 75873



LOCATION MAP



LA COMA HEIGHTS

BEING A SUBDIVISION OF THE SOUTH 82.51 ACRES OF THE NORTH 1/2 (HALF) OF TRACT 135, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS

APPROVED
FOR RECORDING
BY
[Signature]
JAN 13 1975

APPROVED FOR RECORDING
BY
COMMISSIONER COURT
JAN 15 1975

CHECKED FOR DRAINAGE
BY
[Signature]

NOTES:

1. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

2. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

3. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

4. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

5. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

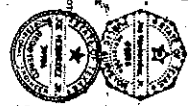
6. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

7. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

8. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

9. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.

10. THE PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE INSTRUMENTS REFERRED TO IN THE INSTRUMENT RECORDING THIS PLAT.



STATE OF TEXAS
COUNTY OF HIDALGO

I, *[Signature]*, Notary Public for the State of Texas, do hereby certify that the foregoing plat was duly recorded in the Public Records of this County, Texas, on this 13th day of January, 1975.

NOTARY PUBLIC, STATE OF TEXAS

COMMISSIONER COURT
JAN 15 1975

1359425



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-17145

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Homero Cruz III

Address: 1907 Barvecla
Circle E.
Edinburg, Tx.

Phone: 78542

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service <u>R Rick</u> Authorized Signature
Inspection/Permit No:	Date Approved: <u>1 / 1</u>	<u>INSTALLING SERVICE</u> <u>8/25/17</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 321144001

Temporary Pole Permanent Service
mobile home

who is the person requesting utility service to subdivided land ("land") described as follows:

Homero - Adriana Cruz
Rancho Nuevo Lot #94

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[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 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-17145

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Homero Cruz III

Known to me [or proved to me in the oath of _____ or through
TXDL # License (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Rancho Nuevo Lot # 94."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Homero Cruz III (Signature)

SUBSCRIBED AND SWORN TO before me on August 24, 2017, to certify which, witnesses my hand and seal of office.

Rosa E. Martinez
 ROSA E. MARTINEZ
 Notary Public, State of Texas
 Comm. Expires 08-28-2021
 Notary ID 123970168
 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

4-17145

Aug. 15, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

R1150-00-000-0094-00

[1] OWNER: CRUZ, HOMERO & MERCEDES

1903 BARREDA CIR
EDINBURG, TX 78541-7176

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
RANCHO NUEVO LOT 94

979-922-2662

LOCATION: 0 TERRY & RICHARDSON

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES

20- MOBILE HOMES

[10] EST. COST OF CONST.: \$7,500

[5] SIZE OF STRUCTURE: 560 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: MOBILEHOME

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 25' SIDES 6' REAR 15'
MIN.ELEV. 18" CL 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: 2

Community No.: 0325D

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.

Gilberto Mata _____
Prepared by Date 8/15/17

Julio Ruiz _____
Approved by Date 8/15/17

Homero Cruz III _____
Signature of Owner of Applicant Date 8/15/17

[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**

GIFT DEED

DATE: August 3, 2017

Grantors: Homero Buenrostro Cruz
Mercedes Cruz
1903 Bareda Circle
Edinburg, TX 78539

Grantee: Homero Cruz III
3504 E Ramseyer Rd.
Edinburg TX 78542

CONSIDERATION: TEN AND NO/100THS (\$10.00) Dollars and other good and valuable consideration

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All of Lot 94, RANCHO NUEVO SUBDIVISION, according to the map or plat thereof on file in the County Clerk's Office, Hidalgo County, Texas;

SAVE AND EXCEPT: All oil, gas and other minerals;

Reservations from and Exceptions to Conveyance and Warranty:
Easements, rights-of way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Water Improvement District; subject to taxes for the year 2017 and all subsequent years of which Grantee assumes.

