

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ROEL AVILA	1-1149
2.	ALFONSO FLORES	1-1493
3.		
4.		
	COMM. COURT: February 12, 2019	



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: 1-1149

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: Reel Avila & Krista J. Garcia

Address: 311 Via Sol Dr.
Edinburg TX 7854

Phone: 956-289-9462

Approved by Environmental Health:	Temporary Service _____	Final Service <u>WRamirez</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>existing sept c</u>
Date Approved:	<u>1 1</u>	<u>11 31 119</u>

Water Supplier: NAWSC

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

Account/ESI No.: 10032789481657812
[] Temporary Pole [X] Permanent Service

regarding the land described as:

oak Hill Branch Ph 1 lot 44

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 me yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;

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 3-22-07);

(verified by [Signature]);

(verified by WRamirez);

(verified by WRamirez);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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: 1-1149

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: Krista J. Garcia

Address: 23414 Oak Hill DR.

Edinburg TX 78538

Phone: 956-289-9462

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

oak hill Ranch Ph 1 lot 44

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

1/31/19
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:

1/31/19
Date

[Signature]
County Official

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

WARRANTY DEED

Date: April 12, 2018

Grantor: JUAN J. RODRIGUEZ and wife, MARIA ELENA RODRIGUEZ
Grantor's Mailing Address (including county): P. O. Box 2844
Elsa, Texas 78543
Hidalgo County, Texas

Grantee: KRISTA JOLENE GARCIA and ROEL AVILA
Grantee's Mailing Address (including county): 311 Via Sol Drive
Edinburg, Texas 78541
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 44, OAK HILL RANCH PHASE I, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 52, Pages 161-169, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Clerk's File No. 1738991, Clerk's File No. 1739289, Clerk's File No. 1795479, Clerk's File No. 1833265, Clerk's File No. 1871706, Clerk's File No. 1882643, Clerk's File No. 2080709, Clerk's File No. 2423478 and corrected under Clerk's File No. 2646737, Clerk's File No. 2646738, and Clerk's File No. 2857066, Official Records and Volume 52, Pages 161-169, Map Records, Hidalgo County, Texas.

Mineral and/or royalty grant and/or reservation in instrument recorded in Volume 1393, Page 821, Deed Records and dated January 24, 2006, recorded under Clerk's File No. 1572966, 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, and subsequent transfers thereof.

Reservation of water rights and/or other rights if any, as set forth in Deed dated October 25, 2007, recorded under Clerk's File No. 1829098, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and/or other rights, if any, as set forth in untitled instrument dated April 25, 1930, recorded in Volume 325, Page 211, Deed Records, Hidalgo County, Texas.

Easement and/or other rights, if any, as set forth in untitled instrument dated January 2, 1930, recorded in Volume 325, Page 359, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated August 12, 1969, recorded in Volume 1260, Page 823, Deed Records, Hidalgo County, Texas.

Lien and other rights, if any, in favor of Oak Hill Ranch Homeowners Association to secure payment of assessments, as set forth in instruments dated March 27, 2007, recorded under Clerk's File No. 1738991, dated March 27, 2007, recorded under Clerk's File No. 1739288, dated March 27, 2007, recorded under Clerk's File No. 1739289, dated August 15, 2007, recorded under Clerk's File No. 1795479, dated December 5, 2007, recorded under Clerk's File No. 1833265, dated March 12, 2008, recorded under Clerk's File No. 1871706, dated April 24, 2008, recorded under Clerk's File No. 1882643 and dated May 4, 2010, recorded under Clerk's File No. 2080709, Clerk's File No. 2423478 and corrected under Clerk's File No. 2646737, Clerk's File No. 2646738, Clerk's File No. 2793811, and Clerk's File No. 2857066, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of ENGELMAN IRRIGATION DISTRICT.

Minimum floor elevation; 100.00-foot minimum setback line along the front; 15.00-foot minimum setback line along the rear; 20.00-foot minimum setback line along the side; 20.00-foot minimum setback line along the side corner; 15.00-foot exclusive easement to North Alamo Water Supply Corporation on West side; 15.00-foot utility easement on East side; 10.00-foot exclusive easement to North Alamo Water Supply Corporation on East side; and, 10.00-foot additional right-of-way dedicated by this plat, as per map or plat thereof recorded in Volume 52, Page 164, Map Records, Hidalgo County, Texas.

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

Taxes for the year 2018 and 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.

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

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



JUAN J. RODRIGUEZ

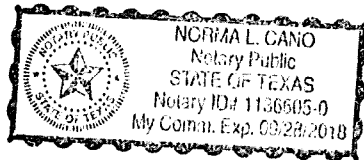


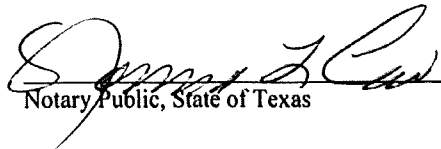
MARIA ELENA RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th of April, 2018, by JUAN J. RODRIGUEZ and wife, MARIA ELENA RODRIGUEZ.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
KRISTA JOLENE GARCIA and ROEL AVILA
311 Via Sol Drive
Edinburg, Texas 78541

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 916948; NLC:lc



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

9/26/2018 3:11:36 PM

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

Permit No.: Permit 1-1149
Receipt No.: 004524
00557-01-000-0044-00

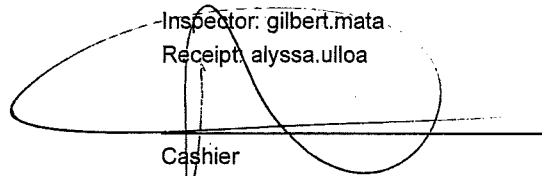
GARCIA KRISTA J. & ROEL AVILA
311 VIA SOL DRIVE
EDINBURG, TX 78541
(956) 000-0000
(956) 000-0000

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2701Sq.Ft.
- [5] Legal Description: OAK HILL RANCH PH 1 LOT 44
- [6] Location: FM 88 & FM 107
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$201000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 100', Rear 30', Side 20', Side 20', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-1149
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa

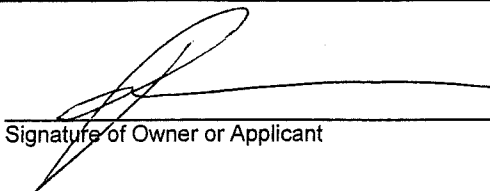

Cashier

9/26/18
Date

Modify ID# 702139

[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

9/26/18
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: 1-1493

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: Alfonso Flores

Address: 5243 N. Mile 4 1/2 W.
Weslaco TX.
78599

Phone: 956 463 8929

Approved by	Temporary Service	Final Service
Environmental Health: <u>[Signature]</u>		
Inspection/Permit No: <u>Plumbing Septics</u>	Authorized Signature	Authorized Signature
Date Approved: <u>02 June 17 2019</u>		<u>1 1</u>

Water Supplier: NAWS C

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

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

regarding the land described as:

M.A Lot 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 7-11-18);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 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 1234

T.J. Arredondo, CFM
Director of Planning

Application No: 1-1493

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: Alfonso Flores
Address: 5243 N. Mile 4 1/2 W.
Weslaco, TX. 78599
Phone: 956 463 8929

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

M.A LOT 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

Alfonso Flores
Requesting Party (Signature)

02/05/2019
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:

2/6/19
Date

[Signature]
County Official

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: September 9, 2010

Grantor: JOSE HERNANDEZ and wife, TERESA HERNANDEZ

Grantor's Mailing Address:

JOSE HERNANDEZ and TERESA HERNANDEZ
P.O. Box 3870
Plant City, Florida 33563
Hillsborough County

Grantee: ALFONSO FLORES and wife, MARIA ELENA FLORES

Grantee's Mailing Address:

ALFONSO FLORES and MARIA ELENA FLORES
5259 N. Mile 4-1/2 West
Weslaco, Texas 78596
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to PHIL HARRIS, Trustee.

Property (including any improvements):

Being 5.00 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 99, Block 145, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 5.00 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

None

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 2010, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee 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.

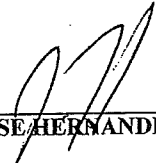
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee

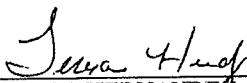
is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.



JOSE HERNANDEZ



TERESA HERNANDEZ

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

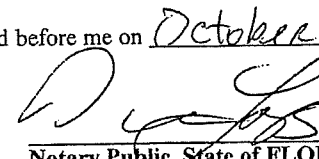
This instrument was acknowledged before me on October 4, 2010, by JOSE HERNANDEZ.



Notary Public, State of FLORIDA

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me on October 4, 2010, by TERESA HERNANDEZ.



Notary Public, State of FLORIDA

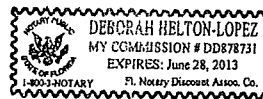
PREPARED IN THE OFFICE OF:

PHIL HARRIS, Attorney at Law
420 South Missouri
P.O. Box 8066
Weslaco, Texas 78599-8066

Produced FLOL#S
H655803708630
H655421694680

AFTER RECORDING RETURN TO:

PHIL HARRIS, Attorney at Law
P.O. Box 8066
Weslaco, Texas 78599-8066





R. ROBLES & ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 5.000 ACRES OF LAND
OUT OF FARM TRACT 99, BLOCK 145
WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Tract 3

Being 5.000 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 99, Block 145, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 5.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set on the east line of said Farm Tract 99 for the northeast corner of said tract herein described, said cotton picker spindle also being located on the centerline of Mile 4 1/2 West Road and bears South 165.00 feet from the northeast corner of said Farm Tract 99;

THENCE, South, 165.00 feet, with the east line of said Farm Tract 99 and with the centerline of said Mile 4 1/2 West Road to a cotton picker spindle set for the southeast corner of said tract herein described;

THENCE, West, at a distance of 30.00 feet pass a 1/2-inch iron rod set for reference on the west right of way line of said Mile 4 1/2 West Road, at a distance of 1260.00 feet pass a 1/2-inch iron rod set for reference and continuing for a total distance of 1320.00 feet to a point for the southwest corner of said tract herein described;

THENCE, North, 165.00 feet, with the west line of said Farm Tract 99 and along a drain ditch to a point for the northwest corner of said tract herein described;

THENCE, East, with a line that is parallel to the north line of said Farm Tract 99, at a distance of 60.00 feet pass a 1/2-inch iron rod set for reference, at a distance of 1290.00 feet pass a 1/2-inch iron rod set for reference on the west right of way line of said Mile 4 1/2 West Road and continuing for a total distance of 1320.00 feet to the POINT OF BEGINNING and containing 5.000 acres of land more or less.

Surveyed: October 19, 1999

Basis of bearings: centerline of Mile 4 1/2 West Road

11618-3

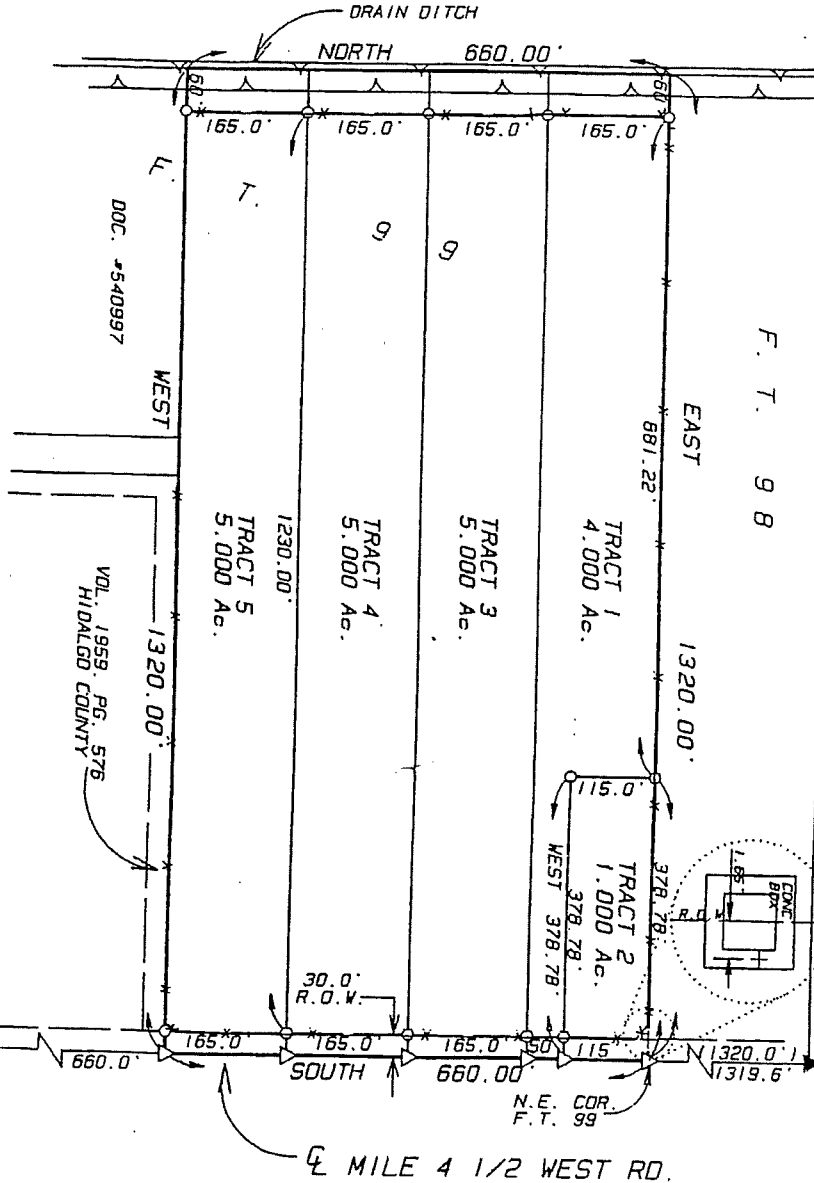
11-18-99


Reynaldo Robles, R.P.L.S. #4032

F. T. 113

I, RICHARD ROBLETS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY REPRESENT THAT THE INFORMATION MADE ON THIS BOARD UNDER MY SUPERVISION

Richard Robles
 RICHARD ROBLETS, R.P.L.S. #4032



SURVEY PLAT OF
 THREE-5.00 ACRE TRACTS, ONE
 4.00 ACRE TRACT AND ONE 1.00 ACRE TRACT
 OF LAND OUT OF
 FARM TRACT 99, BLOCK 145
 WEST TRACT SUBDIVISION
 HIDALGO COUNTY, TEXAS
 AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37, H.C.M.R.

FAMILY PARTITION
 PREPARED FOR: ALFONSO FLORES

RRA R. ROBLES &
 ASSOCIATES, PLLC
 PROFESSIONAL LAND SURVEYORS

P.O. BOX 418
 WEAVER, TEXAS 75996
 PHONE: 1581-888-3422
 FAX: 1581-888-3422

SURVEYED: 10-19-99
 SCALE: 1" = 200'
 DRAWN BY: N.S./11-02-99
 JOB No. 11618

REVISED:

F. T. 96

NOTE:
 PROPERTY SUBJECT TO ESMT,
 GRANTED TO ROY H. BETTIS
 BY DEED RECORDED IN VOLUME
 980, PAGE 843

- LEGEND
- Set 1/2" iron rod w/amp
 - + Set 1" cut in conc.
 - () Hog wire fence
 - () Map call
 - ▲ Found cotton picker spindle
 - △ Set cotton picker spindle

11618
 BASIS OF BEARINGS:
 CENTER LINE OF
 MILE 4 1/2 W. RD.

EXHIBIT "A-2"



Chapter 232, Texas Local Government Code

2/5/2019 12:31:15 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 1-1493
Receipt No.: 006019
M0053-00-000-0002-00

FLORES ALFONSO & MARIA ELENA
1703 CELESTE ST
WESLACO, TX 78599
(956) 463-8929
(956) 463-8929

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 980Sq.Ft.
- [5] Legal Description: M. A. LOT 2
- [6] Location: MILE 4 1/2 & MILE 11 N.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$15000
- [10] Flood Zone: Zone X (Shaded)

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 30', Side 6', Side 15', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1493
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: leo.najera
Inspector: gilbert.pecina
Receipt: leo.najera

Cashier

Date

2/5/19

[NOTICE]

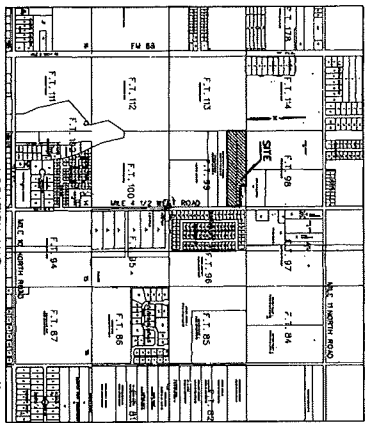
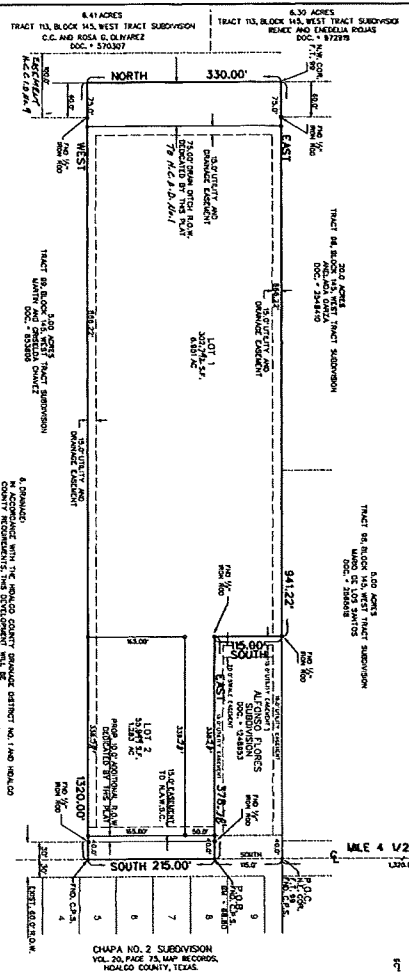
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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.

Alfonso Flores
Signature of Owner or Applicant

02/05/2019
Date

M.A. SUBDIVISION

A 2.00 ACRE TRACT OF LAND OUT OF FARM TRACT IN BLOCK 143, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 24-27, 400



- 1. GENERAL NOTES
2. LEGAL DESCRIPTION
3. PROPERTY LINES
4. EASEMENTS
5. SETBACKS
6. UTILITIES
7. SURVEY DATA
8. NOTES ON THE PLAN

Table with 2 columns: No., Description. Lists various items related to the subdivision.

Table with 2 columns: No., Description. Lists various items related to the subdivision.

PROPOSED CONTRACTS
ADDRESS
CITY & ZIP
PHONE

FILED FOR RECORD IN
ARTURO GALANDE JR.
HIDALGO COUNTY CLERK

ON 1/11/10 AT 12:00 PM
INSTRUMENT NUMBER 28315
BY [Signature]

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
126 N. 2nd STREET
COLUMBIA, TEXAS 78205

M.A. SUBDIVISION

BEING 2.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT IN BLOCK 143, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 24-27, 400

1.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT IN BLOCK 143, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 24-27, 400

1.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT IN BLOCK 143, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 24-27, 400

1.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT IN BLOCK 143, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 24-27, 400

STATE OF TEXAS
COUNTY OF HIDALGO
I, the undersigned, Clerk of the County of Hidalgo, Texas, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original as filed in my office on this 11th day of January, 2010.

NOTARIAL PUBLIC FOR THE STATE OF TEXAS
[Signature]
DATE

THE SUBDIVISION MAP OF M.A. SUBDIVISION HAS BEEN APPROVED BY THE CITY OF COLUMBIA, TEXAS, AND THE CITY ENGINEER HAS ISSUED HIS CERTIFICATE OF APPROVAL ON THIS 11th DAY OF JANUARY, 2010.

THE SUBDIVISION MAP OF M.A. SUBDIVISION HAS BEEN APPROVED BY THE CITY OF COLUMBIA, TEXAS, AND THE CITY ENGINEER HAS ISSUED HIS CERTIFICATE OF APPROVAL ON THIS 11th DAY OF JANUARY, 2010.

THE SUBDIVISION MAP OF M.A. SUBDIVISION HAS BEEN APPROVED BY THE CITY OF COLUMBIA, TEXAS, AND THE CITY ENGINEER HAS ISSUED HIS CERTIFICATE OF APPROVAL ON THIS 11th DAY OF JANUARY, 2010.