

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	ABIGAIL CUSTOM HOMES	1-1734
2.	HERIBERTO GARCIA	1-2084
3.	JUAN GARCIA	1-2137
4.		
	COMM. COURT: JULY 30, 2019	



# PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

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: 1-1734

## 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: Abigail custom  
Agent: Miguel Chavez HUMB  
Address: 11600  
Pvesta Del Sol  
Weslaco TX  
Phone: 956-532-88-04

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MRamirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>existing septic</u> <u>07/11/19</u>

Water Supplier: North Alamo

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

Account/ESI No.: 1003278942205043  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as: Sol Encantado lot 40

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 9-25-02);  
(ATL/SSM  
LW/CS)

(verified by \_\_\_\_\_);

(verified by MRamirez);

(verified by MRamirez);

(verified by \_\_\_\_\_);

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

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1734

### 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: Abigail Custom Homes  
Miguel Chavez, Agent

Address: 6857 N. Mi 4.5  
Weslaco TX

Phone: 956-650-6879

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

lot 40 Sol Encantado

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Miguel Chavez  
Requesting Party (Signature)

7-11-19  
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:

7-11-19  
Date

[Signature]  
County Official

Charge to VLTC  
GF#161099/JR

## WARRANTY DEED

**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: March 19, 2019

Grantor: RUDY MORENO, a single person

Grantor's Mailing Address: 1438 Summerfield Lane  
Harlingen, Texas 78550

Grantee: ABIGAIL CUSTOM HOMES, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 6801 N. Mile 4 1/2 West  
Weslaco, Texas 78599

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 40, SOL ENCANTADO SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 40, Page 173, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated October 29, 2002, filed October 30, 2002 under Document Number 1135962, Official Records and Volume 40, Page 173, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated October 29, 2002, filed October 30, 2002 under Document Number 1135962, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
4. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Sol Encantado Subdivision, recorded in Volume 40, Page 173, Map Records of Hidalgo County, Texas.
5. Easements for roadways, canals, drainage ditches, etc. in favor of American Company as shown by instrument dated March 6, 1924, recorded in Volume 267, Page 533, Deed Records of Hidalgo County, Texas.
6. Contract, Easement and Use Restriction in favor of Central Power and Light Company, dated August 12, 2002, filed October 11, 2002, under Document Number 1130374, Official Records, Hidalgo County, Texas, to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 18, 1958, recorded in Volume 219, Page 604 and dated May 26, 1965, recorded in Volume 298, Page 33, Oil and Gas Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 14, 1984, recorded in Volume 2051, Page 951, Official Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated August 3, 1967, recorded in Volume 313, Page 837, Oil and Gas Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deeds recorded in Volume 502, Page 516 and Volume 1501, Page 30, Deed Records and filed October 19, 1998 under Document Number 717576, Official Records of Hidalgo County, Texas.
11. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.
12. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
13. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
14. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years, 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.

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

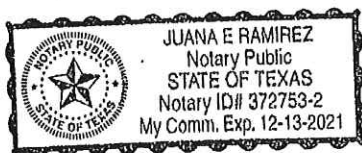
  
RUDY MORENO


(Acknowledgment)

STATE OF TEXAS \*

COUNTY OF HIDALGO \*

This instrument was acknowledged before me on March 21, 2019 by RUDY MORENO.



  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
ABIGAIL CUSTOM HOMES, LLC  
6801 N. Mile 4 1/2 West  
Weslaco, Texas 78599

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
Telephone (956) 687-7763  
GF#161099/File No. 10470-19



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office  
1304 South 25th Street  
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Ph: 956-318-2840  
Fax: 956-318-2844

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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 1-1734  
Receipt No.: 006859  
S3979-00-000-0040-00

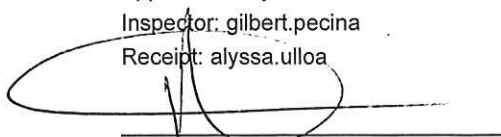
ABIGAIL CUSTOM HOMES  
6801 N. MILE 4 1/2 W  
WESLACO, TX 78599  
(956) 532-8804  
(956) 532-8804

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3400Sq.Ft.
- [5] Legal Description: SOL ENCANTADO LOT 40
- [6] Location: MILE 14 1/12 & FM 88
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 15', Side 7.5', Corner'  
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**  
Description: Permit 1-1734  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 6898  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

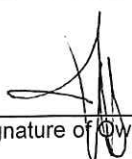
  
Cashier

4/3/19  
Date

Property ID# 1050090

[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

4-3-19  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2084

### 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: Heriberto Garcia

Address: 502 Bahama St.  
Weslaco TX  
78596

Phone: (956) 463-7474

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>W. Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>installed sewer</u> <u>07115119</u>

Water Supplier: North Alamo

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

Account/ESI No.: 100 327 894 530 826 23  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: TESORO EST PH3 lot 133

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;
- yes 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;
- no no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3-23-06);  
(verified by (Alyssa 4/11/06));  
(verified by W. Ramirez);  
(verified by W. Ramirez);  
(verified by \_\_\_\_\_);

[Signature] Planning Department Authorized Signature      \_\_\_\_\_ Hidalgo County Judge      \_\_\_\_\_ Date

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



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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 0280

1-2084

### 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: Heriberto Garcia

Address: 502 Bahama St.

Weslaco TX, 78596

Phone: 956-463-7474

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

Tesoro Estates PH 3 Lot 133

#### 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)

7/15/19  
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:

7/15/19  
Date

[Signature]  
County Official

## General Warranty Deed

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

Date: **June 27, 2019**

Grantor: **JUAN M. MEDINA, a single man; and JOSE LUIS GARCIA joined herein proforma by his wife, NORA C. GARCIA**

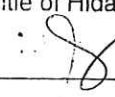
Grantor's Mailing Address: **309 W. Pike Blvd., Ste. A  
Weslaco, Texas 78596  
Hidalgo County**

We hereby certify that this is  
a true and correct copy of the  
original instrument.

Sierra Title of Hidalgo County, Inc.

Grantee: **HERIBERTO GARCIA, a single man**

Grantee's Mailing Address: **2712 Roselawn Dr.  
Weslaco, Texas 78596  
Hidalgo County**

By  \_\_\_\_\_

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged**

Property (including any improvements):

**Lot 133, TESORO ESTATES, PHASE III, an Addition to the City of Weslaco, Hidalgo County, Texas, according to map or plat thereof recorded in Volume 50, Pages 31 and 32, Map Records of Hidalgo County, Texas.**

**SAVE AND EXCEPT, and there is hereby reserved unto Grantors, their heirs and assigns, all oil, gas, and other minerals not previously reserved in and under and that may be produced from the above Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals and removing the same therefrom.**

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

**Easement granted to Hidalgo County, recorded in Volume 1158, Page 642, Deed Records of Hidalgo County, Texas.**

**Easements for pipeline, ditches, etc. as shown by instrument dated December 10, 1919, recorded in Volume 96, Page 463, Deed Records of Hidalgo County, Texas.**

**Agreement dated December 8, 2005 between AEP Texas Central Company and Grande Valley Homes, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 30, 2006, under Clerk's File No. 1572066.**

**A fifteen foot (15') utility easement along the West line of the subject land according to the Map or Plat thereof, filed for record in Volume 50, Page 31, Map Records Hidalgo County, Texas.**

**Easements and conditions as shown on plat recorded in Volume 50, Pages 31 and 32, Map Records of Hidalgo County, Texas.**

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

**Easements or claims of easements which are not a part of the public record.**

**A ten foot (10') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 50, Page 31 and 32, Map Records Hidalgo County, Texas.**

**Minimum set back line along the rear, to be twenty percent (20%) of Lot depth not to exceed twenty five feet (25.0'), according to the Map or Plat thereof, filed for record in Volume 50, Page 31 and 32, Map Records Hidalgo County, Texas.**

**A six foot (6') building set back line along the side lines of the subject land, or easement, whichever is greater, according to the Map or Plat thereof, filed for record in Volume 50, Page 31 and 32, Map Records Hidalgo County, Texas.**

**An eighteen foot (18') Garage set back, except where greater setback is required, according to the Map or Plat thereof, filed for record in Volume 50, Page 31 and 32, Map Records Hidalgo County, Texas.**

**Oil and Gas Lease dated November 2, 1955, recorded in Volume 180, Page 361, Oil and Gas Records of Hidalgo County, Texas, and dated October 29, 1985, recorded in Volume 2264, Page 218, Official Records of Hidalgo County, Texas.**

**All oil, gas, and other minerals conveyed in Deed dated February 15, 2002, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 28, 2002, under Clerk's File No. 1056586.**

**No structure shall be permitted over any easement as shown on plat recorded in Volume 50, Pages 31 and 32, Map Records of Hidalgo County, Texas.**

**Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.**

**All ad valorem taxes for the year 2019 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.

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

  
JUAN M. MEDINA

  
JOSE LUIS GARCIA

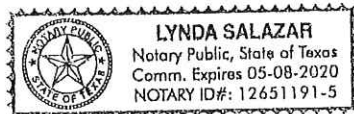
  
NORA C. GARCIA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 27 day of June, 2019, by  
**JUAN M. MEDINA.**

(SEAL)



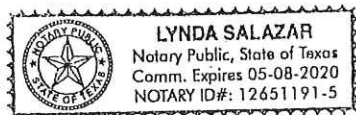
Lynda Salazar  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 27 day of June, 2019, by  
**JOSE LUIS GARCIA.**

(SEAL)



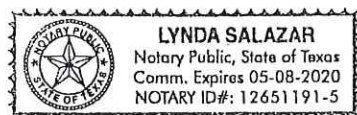
Lynda Salazar  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF **HIDALGO**

This instrument was acknowledged before me on the 27 day of June, 2019, by  
**NORA C. GARCIA.**

(SEAL)



Lynda Salazar  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Heriberto Garcia  
2712 Roselawn Dr.  
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3181701;LS/ag



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 1-2084  
Receipt No.: 008145  
T1817-03-000-0133-00

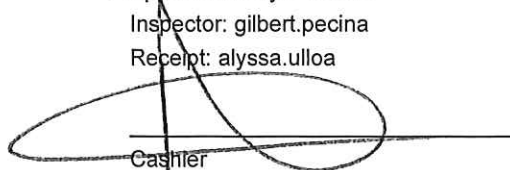
GARCIA HERIBERTO  
2712 ROSELAWN DR  
WESLACO, TX 78596  
(956) 463-7474  
(956) 463-7474

- [1] Contractor: SELF
- [2] Water System: City of Weslaco
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1600Sq.Ft.
- [5] Legal Description: TESORO ESTATES PH 3 LOT 133
- [6] Location: MILANOS & MILE 7 N.
- [7] Sewage: City of Weslaco
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 10', Rear 25', Side 6', Side 6', Corner'  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
Description: Permit 1-2084  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 2468  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

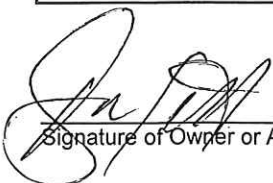
  
Cashier

7/3/19  
Date

PROPERTY # 2169169

[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

7-3-2019  
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  
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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: 1-2137

### 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 M. Garcia

Address: 2025 W. Vike II N.  
Weslaco, TX 78599

Phone: 956-739-4836

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Existing Septic</u> <u>0717119</u>

Water Supplier: North Alamo

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

Account/ESI No.: 192546-015  
 Temporary Pole [ ] Permanent Service

regarding the land described as:

Eagles Nest sub unit 3, Lot 6, Block 6

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 8-30-07); (Allyssa Liker)

(verified by [Signature]);

(verified by M Ramirez);

(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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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 1-2137

### 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 M Garcia

Address: 2025 W. Mile 11 N.

Weslaco, TX 78599

Phone: 956-739-4836

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

Eagles Nest sub. unit 3, Lot 6, Block 6

#### 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)

7-17-19  
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:

7/17/19  
Date

[Signature]  
County Official

Capital Title  
GF# 19-1000MM-WC

## General Warranty Deed

**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: July 9<sup>th</sup>, 2019

Grantor: **Javier Enrique Garcia and Belinda Garcia, husband and wife**

Grantor's Mailing Address: 2706 Pena St., Weslaco, Texas 78599

Grantee: **Juan M. Garcia Jr.**

Grantee's Mailing Address: 3125 N. Texas Blvd., Weslaco, Texas 78596

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**Lot 6, Block 6, EAGLE'S NEST ESTATES SUBDIVISION UNIT III, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Map recorded in Volume 53, Page 170, of the Map Records of Hidalgo County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

Grantor, for the Consideration, and subject to the Reservations from 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 to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's 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.

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







Chapter 232, Texas Local Government Code

7/17/2019 11:52:16 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

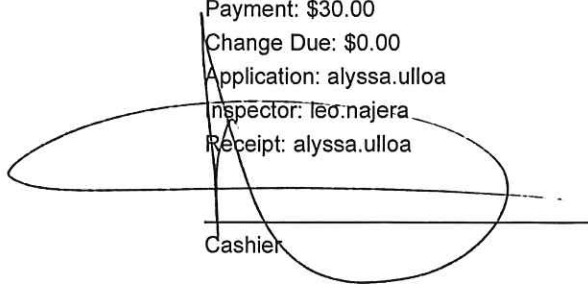
Permit No.: Permit 1-2137  
Receipt No.: 008316  
E0155-03-006-0006-00

- GARCIA JUAN M. JR.  
3125 N. TEXAS BLVD  
WESLACO, TX 78599  
(956) 970-3571  
(956) 970-3571
- [1] Contractor: SELF
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 1600Sq.Ft.
  - [5] Legal Description: EAGLE'S NEST ESTATES UT 3 LOT 6 BLK 6
  - [6] Location: MILE 6 1/2 & MILE 10
  - [7] Sewage: N/A
  - [8] Construction Type: Brick
  - [9] Est. Cost of Construction: \$45000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 25', Side 6', Side S20', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS; SOUTH SIDE SETBACK 20'  
Description: Permit 1-2137  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1555  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: leor.najera  
Receipt: alyssa.ulloa

  
\_\_\_\_\_  
Cashier

7/17/19  
Date

[NOTICE]

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

7-17-19  
Date