

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Isac Cabrera	4-2306
	COMM. COURT: September 24, 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:

4-2306

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: Isac Cabrera

Address: 21222 Buck Fawn
dr Edingbrug TX

Phone: 956-874-8270

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

Water Supplier: NAWS

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

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

regarding the land described as:

Los Venados Lot 632 Phase 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 10/27/05);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4
Application No: 4-2306

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: Isac Cabrera

Address: 21222 Buck Fawn Dr.

edinburg TX

Phone: 956-874-8270

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

Los venados Lot 632 phase 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)

9-17-19
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/18/19
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

9/17/2019 3:23:03 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

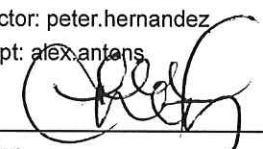
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Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 4-2306
Receipt No.: 009120
L6446-06-000-0632-00

- CABRERA ISAC & MARTINEZ CLARISSA RENEE
- 349 W MILE 11 N.
- WESLACO , TX 78599
- (956) 874-8270
- (956) 874-8270
- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4635Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 6 LOT 632
- [6] Location: HWY 281 AND 186
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$139050
- [10] Flood Zone: Zone C

Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
 Description: Permit 4-2306
 Price: \$30.00
Total Amount.....\$30.00
 Method of Payment: Cash
 Check/M.O.#:
 Payment: \$50.00
 Change Due: \$20.00
 Application: alex.antons
 Inspector: peter.hernandez
 Receipt: alex.antons




 Cashier

9/17/19

 Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.



 Signature of Owner or Applicant

9-17-19

 Date

CHARGE: VLTC
GF# 163293 / MB

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: August 14, 2019

Grantor: ANTONIO L. GARZA, JR. and wife, MARGARITA ANGUIANO GARZA, f/k/a MARGARITA ANGUIANO

Grantor's Mailing Address: 3327 Water Oak Drive
Edinburg, Texas 78542

Grantee: ISAC CABRERA and wife, CLARISSA RENEE MARTINEZ

Grantee's Mailing Address: 349 W. Mile 11 North
Weslaco, Texas 78599

Consideration:

TEN AND NO/100THS (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of FIFTY SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$56,250.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

All of Lot 632, LOS VENADOS SUBDIVISION, PHASE VI, Hidalgo County, Texas, according to the map recorded in Volume 49, Pages 30 thru 37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations to Conveyance: NONE.

Exceptions from Conveyance and Warranty:

1. Restrictive covenants dated July 11, 2003, filed July 11, 2003 under Document Number 1220191; dated July 15, 2003, filed August 6, 2003 under Document Number 1229132; dated October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated June 22, 2004, filed June 22, 2004 under Document Number 1349572; dated November 17, 2004, filed November 17, 2004 under Document Number 1405101; dated April 26, 2005, filed April 28, 2005 under Document Number 1464510 and dated January 25, 2006, filed January 25, 2006 under Document Number 2006-1570860, all in the Official Records and Volume 49, Pages 30 thru 37, Map Records of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated July 11, 2003, filed July 11, 2003, under Document Number 1220191; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322; dated April 26, 2005, filed April 28, 2005 under Document Number 1464510 and dated January 25, 2006, filed January 25, 2006 under Document Number 2006-1570860, Official Records, Hidalgo County, Texas.
3. Minimum floor elevations, setback lines: 100 foot front, 15 foot rear, 20 foot sides, 15 foot electrical and utility easement along the North side, 10 foot electrical and utility easement along the East side, 15 foot electrical and utility easement along the South side, 10 foot electrical and utility easement along the West side and restrictions as shown on the Map of Los Venados Subdivision, Phase VI, recorded Volume 49, Pages 30 thru 37, Map Records of Hidalgo County, Texas and as shown on survey prepared by Fred L. Kurth, R.P.L.S. No. 4750, dated November 10, 2006, Job No. 06011.18.

4. Easement in favor of Southwestern Bell Telephone Co. as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Tennessee Gas Transmission Co. as shown by instrument recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Humble Oil and Refining Company as shown by instruments recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 26, 1933, recorded in Volume 1, Page 122 and Volume 108, Page 268, both in the Oil and Gas Records of Hidalgo County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Samson Lone Star Limited Partnership, a Texas Limited Partnership, as Lessee, as set forth in memorandum dated November 17, 2005, filed February 8, 2006 under Document Number 2006-1576041; dated February 1, 2006, filed March 9, 2006 under Document Number 2006-1587827; filed April 13, 2006 under Document Number 2006-1602909; filed April 21, 2006 under Document Number 2006-1605424, 2006-1605425, 2006-1605426; filed April 24, 2006 under Document Number 2006-1605952; filed May 3, 2006 under Document Number 2006-1611001; filed July 21, 2006 under Document Number 2006-1641790; filed August 22, 2006 under Document Number 2006-1654167; filed August 22, 2006 under Document Number 2006-1654168; filed November 6, 2006 under Document Number 2006-1683992; filed November 6, 2006 under Document Number 2006-1683993, 2006-1683994; filed November 9, 2006 under Document Number 2006-1685207; filed January 29, 2007 under Document Number 2007-1715422; filed February 12, 2007 under Document Number 2007-1721012; filed February 27, 2007 under Document Number 2007-1726777; filed January 7, 2008 under Document Number 2008-1842934; filed January 29, 2008 under Document Number 2008-1850115 and filed February 25, 2008 under Document Number 2008-1859700, 2008-1859701, Official Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated January 14, 2005, filed February 4, 2005 under Document Number 1432589 and dated August 11, 2006, filed August 30, 2006 under Document Number 2006-1657224, Official Records of Hidalgo County, Texas.
10. All groundwater rights reserved as shown by instrument dated August 11, 2006, filed August 30, 2006 under Document Number 2006-1657224, Official Records of Hidalgo County, Texas.
11. Certificate of Recording Dedicatory Instruments as shown by instrument dated July 13, 2012, filed July 18, 2012 under Document Number 2012-2326928, Official Records of Hidalgo County, Texas.
12. Management Certificate for Los Venados Property Owners Association as shown by instrument filed January 20, 2016 under Document Number 2016-2678667, Official Records of Hidalgo County, Texas.
13. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

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

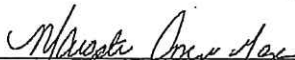
acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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.

LONE STAR NATIONAL BANK 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 LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse against Grantor.

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

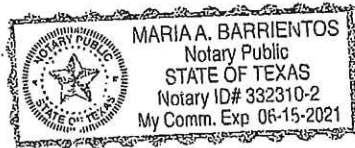

ANTONIO L. GARZA, JR.

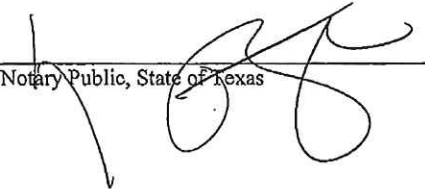

MARGARITA ANGUIANO GARZA, f/k/a
MARGARITA ANGUIANO

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 14 day of August, 2019,
by ANTONIO L. GARZA, JR.

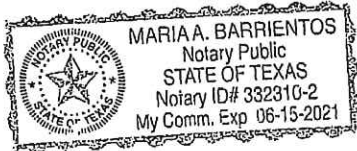



Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 14 day of August, 2019,
by MARGARITA ANGUIANO GARZA, f/k/a MARGARITA ANGUIANO.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

JEFFERSON A. CRABB/vm
6013 N. 10th Street
McAllen, Texas 78504


AFTER RECORDING RETURN TO:

ISAC CABRERA
CLARISSA RENEE MARTINEZ
349 W. Mile 11 North
Weslaco, Texas 78599

BUYER'S ACCEPTANCE OF DEED

The undersigned Buyer hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges that same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

BUYER:



Isac Cabrera



Clarissa Rente Martinez

DATED: August 24 2019