

| PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS |  |                 |
|--|--|-----------------|
|  | APPLICANT  | APPLICATION NO. |
| 1.   | Ernesto Mascorro   | 4-1531          |
| 2.   | Jose Saavedra  | 4-16546         |
| 3.   | Isaac Barrera  | 4-1956          |
| 4.   | Ricardo Cazares                      MESQUITE MORRE SUBDIVISION, LOTS 1-36 | BLANKET COVER   |
| COMM. COURT: OCTOBER 3, 2019                                   |  |                 |



# 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  
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: 4-1531

### 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: Ernesto Mascano

Address: 557 Buckland Dr.  
Goncharov TX. 76542

Phone: 956 235-0765 / 956 827-3244

|                                      |                      |  |
|--------------------------------------|----------------------|--|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service  |
| Inspection/Permit No:                | Authorized Signature | <u>MRanning</u>  |
| Date Approved:                       | <u>1 / 1</u>         | Authorized Signature<br><u>Septic installed</u><br><u>09/19/19</u> |

Water Supplier: City of Edinburg

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

Account/ESI No.: 341113-001  
[ ] Temporary Pole [x] Permanent Service

regarding the land described as: Los Venados Ph. 5 lot 557

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4/8/05);  
 (verified by [Signature]);  
 (verified by MRanning);  
 (verified by MRanning);  
 (verified by [Signature]);

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

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



# PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM  
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Precinct 1 2 3 4

Application No: 4-1531

### 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: Ernesto Mascorro / Alfredo Urrutia

Address: 557 BUCK FAWN DR

EDINBURG, TX. 78542

Phone: 956-239-0765 / 986-827-3244

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

PH.S  
Los Venados subdivision, LOT 557

#### 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)

9/24/19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/24/19  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

2/19/2019 10:27:47 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

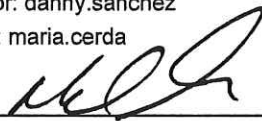
Permit No.: Permit 4-1531  
Receipt No.: 006162  
L6446-05-000-0557-00

MASCORRO ERNESTO & RACHEL  
3313 DUTCHESS ST  
EDINBURG, TX 78539  
(956) 827-3244  
(956) 827-3244

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: must comply with all setbacks and regulations  
required by the hcpd  
Description: Permit 4-1531  
Price: \$30.00

- [1] Contractor: FRED LLANOS
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2612.95Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 557
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$350000
- [10] Flood Zone: Zone C

**Total Amount.....\$30.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: danny.sanchez  
Receipt: maria.cerda

  
\_\_\_\_\_  
Cashier  
02-19-19  
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

2/19/19  
\_\_\_\_\_  
Date

**NOTICE OF CONFIDENTIALITY RIGHTS:**

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

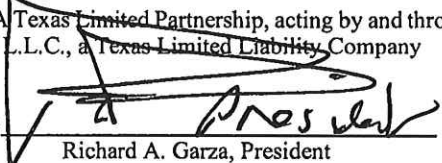
Re: Lot 557, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas

Special Warranty Deed with Vendor's Lien

1. Date: July 29, 2005
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: ERNESTO MASCORRO AND RACHEL MASCORRO
5. Grantee's Mailing Address: 3313 Duchess, Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY SIX THOUSAND NINE HUNDRED AND NO/100THS Dollars (\$56,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot 557, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following:
  - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1464510, Official Records, Hidalgo County, Texas.
  - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
  - E. Anything an on-the-ground A-1 survey would reveal.
  - F. The taxes for the year 2005 and subsequent years due to change in land usage or ownership (sometimes known as "roll- back" taxes).
  - G. Liens in favor of First National Bank, of record in the Official Records of Hidalgo County, Texas, under Document numbers 1432589.
  - H. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
  - I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision Phase V," Hidalgo County, Texas, which amendment is of record by Document Number 1464510.
9. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the Reservations From, and 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 wise belonging (continue below):
10. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
11. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
12. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
13. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.


14. Signature: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

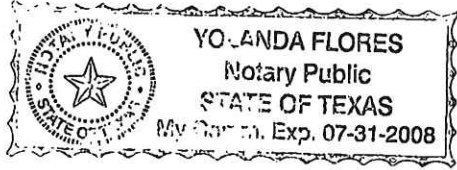
By:   
Richard A. Garza, President

The State of Texas  
County of Hidalgo  
(Acknowledgment)

This instrument was acknowledged before me on the 29<sup>th</sup> day of July, 2005, by Richard A. Garza, President of Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company.

(SEAL)

  
Notary Public, State of Texas  
My Commission Expires: 7-31-08



## EXHIBIT A - LOS VENADOS PHASE V

- A. Restrictive Covenants of record dated July 11, 2003, filed July 11, 2003 under Document # 1220191; dated July 15, 2003, filed August 6, 2003 under Document # 1229132 and dated October 1, 2003, filed October 10, 2003 under Document # 1253996; dated July 11, 2003, filed April 23, 2004 under Document # 1326322; dated June 22, 2004, filed June 22, 2004 under Document # 1349572; dated November 17, 2004, filed November 17, 2004 under Document #1405101 and dated April 26, 2005, filed April 28, 2005 under Document # 1464510 Official Records, Volume 47, Pages 130-140, Map Records of Hidalgo County Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that said covenant (1) is exempt under Chapter 42, Section 3607 of the United States Code or (2) relates to handicap but does not discriminate against handicapped persons.
- B. Annual maintenance charge and/or current assessments as set forth in instrument dated April 26, 2005, filed April 28, 2005 under Document # 1464510, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's lien or Deed of Trust filed for record prior to the date of payment of such assessments and/or maintenance charges become due.
- C. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Los Venados Subdivision, Phase V, recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
- D. Right of Way easement in favor of The State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.
- E. 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.
- F. Right of Way easement in favor of Tennessee Gas Transmission Co as shown by instrument recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
- G. Right of Way easement in favor of Humble Oil and Refining Company as shown by instrument recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
- H. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.
- I. All oil, gas and other minerals have been heretofore reserved by prior grantors and/or predecessors in title as set forth in Deed dated July 20, 2004, filed August 4, 2004 under Document # 1366173, Official Records of Hidalgo County, Texas.
- J. Visible and apparent easements on or across the property herein described.

Exhibit "B"

As a material part of the consideration, Grantor and Grantee agree that Grantee is accepting the Property:

1. **AS IS", "WHERE IS" AND "WITH ALL FAULTS",**
2. **SELLER IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in warranty of title) INCLUDING, BUT NOT LIMITED TO:**
  - A. **WARRANTIES OR REPRESENTATIONS OF TITLE (other than seller's warranty of title as expressed in this deed);**
  - B. **ZONING AND TAX CONSEQUENCES;**
  - C. **PHYSICAL OR ENVIRONMENTAL CONDITIONS;**
  - D. **AVAILABILITY OF ACCESS, INGRESS OR EGRESS;**
  - E. **OPERATING HISTORY OR PROJECTIONS;**
  - F. **VALUATION;**
  - G. **GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER;**
  - H. **THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:**
    - 1) **THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; AND**
    - 2) **THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY;**
3. **BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER;**
4. **BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME;**
5. **BUYER ACKNOWLEDGES THAT THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY.**

Filed for Record in:  
Hidalgo County, Texas  
by J. O. Solinas III  
County Clerk  
On: Aug 30, 2005 at 09:22A  
As a Recording  
Document Number: 1514920  
Total Fees: 20.00  
Receipt Number - 702405  
By  
Adriana Solis, Deputy



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-16546

### 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:

|                                      |                      |                      |
|--------------------------------------|----------------------|----------------------|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved:                       | / /                  | 9 / 20 / 19          |

Name: Jose Saavedra

Address: 3829 Appalooza St.  
Edinburg, TX  
78539

Phone: 956-475-0575

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 177066-001  
[  ] Temporary Pole [  ] Permanent Service

regarding the land described as: LOS NOGALES PH. 1 lot 32

on September 20, 2019, 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 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 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 10/16/19);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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**T.J. Arredondo, CFM**  
Director of Planning

Precinct 1 2 3 4

Application No: 4-16546

### 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: Jose Saavedra  
Address: 3879 Appaloosa St.  
Edinburg, TX 78539  
Phone: 956-475-0575

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

Los Nogales plat 1 lot 32

#### 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] 9/20/19  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

9/23/19  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-16546

Mar. 13, 2017

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

[ 1 ] OWNER: SAAVEDRA, JOSE A  
3829 APALOOSA ST.  
EDINBURG, TX 78541  
Telephone No. -

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LOS NOGALES PH 1 LOT 32

LOCATION: 0 RICHARDSON & KENYON

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
01- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$11,000

[ 5 ] SIZE OF STRUCTURE: 1,080 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES ZONE-X

Prop. Id. 437987

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT: 25' REAR: 24' SIDES: 6'  
MIN. ELEV. 18" CL OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Julio Ruiz 3/13/17  
Prepared by Date

[Signature] 3/13/17  
Approved by Date

[Signature] 3/13/17  
Signature of Owner or Applicant Date

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

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

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** February 20, 2004

**Grantor:** PIEDRA GRANDE, INC., A TEXAS CORPORATION

**Grantor's Mailing Address:**

PIEDRA GRANDE, INC., A TEXAS CORPORATION  
907 South Cage  
Pharr, Texas 78577  
Hidalgo County

**Grantee:** JOSE ANTONIO SAAVEDRA and wife, GLADYS SAAVEDRA

**Grantee's Mailing Address:**

JOSE ANTONIO SAAVEDRA and wife, GLADYS SAAVEDRA  
324 Calle Cuates  
Edinburg, Texas 78539  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of ELEVEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$11,900.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DENISE YVETTE GUERRA, Trustee

**Property (including any improvements):**

Lot (32), LOS NOGALES SUBDIVISION PHASE I, Hidalgo County, Texas, according to the map thereof recorded in Volume 38, Pages 130-133, Map Records of Hidalgo County, Texas.

**Reservations from Conveyance:**

All oil, gas leases and drilling agreement of records, if any;

Easements of record, if any;

Easements and conditions as may be contained in plat of said subdivision, if any.

Easements, rights, rules, and regulations in favor of pertaining water district, if any.

All visible easements and restrictions of record, if any.

Taxes for the year 2001 and subsequent years which Grantee assumes and agrees to pay.

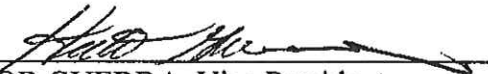
Ownership of all oil, gas and other minerals; and right of all parties claiming by, through or under said mineral owner(s).

**Exceptions to Conveyance and Warranty:**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

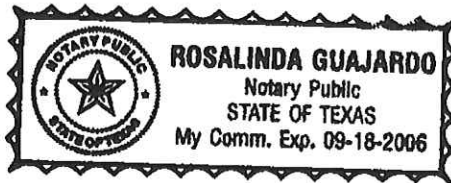
When the context requires, singular nouns and pronouns include the plural.

  
HECTOR GUERRA, Vice President

ACKNOWLEDGMENT

STATE OF TEXAS            )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on February 20, 2004 by HECTOR GUERRA, Vice President.



*Rosalinda Guajardo*  
\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

GUERRA CONSTRUCTION  
907 South Cage  
Pharr, Texas 78577

**AFTER RECORDING RETURN TO:**

GUERRA CONSTRUCTION  
907 South Cage  
Pharr, Texas 78577

Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk

On: Mar 09, 2004 at 09:17A

As a Recording

Document Number: 1306628  
Total Fees: 18.00

Receipt Number - 567863  
By:  
Fio Chavez, Deputy



# 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  
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: 4-1956

### 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: Barrera, Isaac

Address: 3315 Horizontal

Edinburg TX

Phone: 830-513-4895

|                                      |                      |                            |
|--------------------------------------|----------------------|----------------------------|
| Approved by<br>Environmental Health: | Temporary Service    | Final Service              |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature       |
| Date Approved:                       | 1 1                  | No Septics Yet<br>09123119 |

Light only

Water Supplier: N/A

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

Account/ESI No.: N/A 343652-001  
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Sendero Trails Ph 2 lot #54

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 03-28-06);  
 (verified by [Signature]);  
 (verified by MR Ramirez);  
 (verified by MR Ramirez);  
 (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

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956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1956

### 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: Barrera, Isaac  
Address: 3315 Horizon Trail  
Edinburg, TX  
Phone: 830 513 4895

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

Sanders Trails Ph 2 Lot #54

#### 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)

9-23-19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) pmt 4-1956

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

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

09/23/19  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

6/5/2019 11:45:54 AM

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 4-1956  
Receipt No.: 007771  
S2462-02-000-0054-00

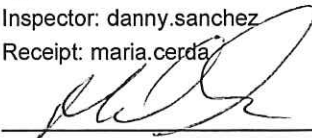
BARRERA ISAAC FEDERICO  
179 S EAGLE AVE  
ROMA, TX 78584  
(830) 513-4895  
(956) 263-0011

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2931Sq.Ft.
- [5] Legal Description: SENDERO TRAILS PH 2 LOT 54
- [6] Location: 281 and frm 490
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$224000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 150', Rear 50', Side 50', Side 50', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-1956  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40  
Change Due: \$10.00  
Application: maria.cerda  
Inspector: danny.sanchez  
Receipt: maria.cerda

  
\_\_\_\_\_  
Cashier

06/05/19  
Date

Prop. ID# 711000

[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

6-5-19  
Date

SIERRA TITLE  
CLOSER CS GF# 3170432

**Warranty Deed with Vendor's Lien**

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

Date: January 17, 2017

Grantor: ALEXANDRO RAMON and wife, DIANA RAMON

Grantor's Mailing Address: 509 N. 6th St.  
Donna, Texas 78537  
Hidalgo County

Grantee: ISAAC FEDERICO BARRERA, a married man

Grantee's Mailing Address: 179 S. Eagle Ave.  
Roma, Texas 78584  
Starr County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of EIGHTY NINE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$89,300.00), and is executed by Grantee, payable to the order of VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. Congress Ave, Austin, Travis County, Texas. The note is secured by a vendor's lien retained in favor of VETERANS LAND BOARD OF THE STATE OF TEXAS in this Deed and by a Deed of Trust of even date from Grantee to GEORGE P. BUSH, Trustee.

Property (including any improvements):

Lot 54, of Sendero Trails Subdivision Phase II, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 50, Page 50 through 55, Map Records of Hidalgo County, Texas.

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

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 31, 2006, under Clerk's File No. 1598031, and amendments filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 20, 2007, under Clerk's File No. 1748916 and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 11, 2008, under Clerk's File No. 1844746.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Any right, interest or claim that may exist, arise or may be asserted against the title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

Right-of-Way Easement granted by Eladia Gonzalez, a widow to the County of Hidalgo, by instrument dated August 18, 1958 recorded in Volume 922, Page 547, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Anita G. Gonzalez, et al to David Gonzalez, et al, by instrument dated November 7, 1975 recorded in Volume 1466, Page 411, Deed Records of Hidalgo County, Texas.

land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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 shall become absolute.

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

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

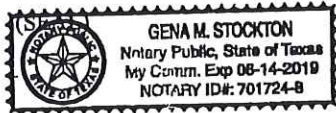
  
\_\_\_\_\_  
ALEXANDRO RAMON

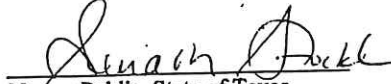
  
\_\_\_\_\_  
DIANA RAMON

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17 day of January, 2017, by  
ALEXANDRO RAMON.



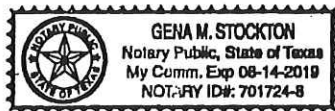
  
\_\_\_\_\_  
Notary Public, State of Texas

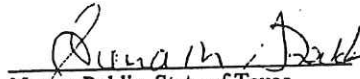
(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17 day of January, 2017, by  
DIANA RAMON.

(SEAL)



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Isaac Federico Barrera, Jr.  
179 S. Eagle Ave.  
Roma, Texas 78584

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
FileNo.:GF#3170632;GS/ct

*Sewer*



# PLANNING DEPARTMENT

## 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  
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: N/A

### 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: Ricardo Cazares

Address: 1337 W. Moore Rd.  
Alamo, TX 78516

Phone: (956) 804-8093

| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
|--------------------------------------|----------------------|----------------------|
| _____                                | _____                | _____                |
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved:                       | / /                  | / /                  |

Water Supplier: Military Highway Watershp.

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as:

LOTS 1-36 Mezquite Moore SUBD.

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

- ye A plat has been prepared;
- ye A plat has been reviewed and approved by the Commissioners Court;
- ye water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- ye electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 7/30/19);  
 (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



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15  
*Sewer*

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956-973-7850

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 (2) B 4

Application No: N/A

### 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: Ricardo Cazarez

Address: 1337 V. Moore Rd.  
Alamo Tx 78516

Phone: 956-884-8093

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

LOT 1-36, MEZQUITA MOORE SUBD. HIDALGO COUNTY, TEXAS

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ricardo Cazarez  
Requesting Party (Signature)

7/1/19  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of the Subd. plat.

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

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

9-30-19  
Date

Jon Selin  
County Official

