

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Crisencio Hernandez	4-1585
2.	Felipe Elizondo	4-2494
	COMM. COURT: DECEMBER 17, 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-1585

### 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:

FOR RICHARD L MARTINEZ  
Name: CRISENCIO HERNANDEZ

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 1	EXISTING OSST 12 106 119

Address: 19304 BUCK FAWN DR  
Edinburg, TX

Water Supplier: Edinburg Util

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

Phone: 956-648-4093

Account/ESI No.: 350087-001

Temporary Pole  Permanent Service

regarding the land described as:

Los Venados Ph 5 Lot # 572

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

- A plat has been prepared;
- 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;
- 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;
- 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;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4/8/15);

(verified by Martine Corral);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 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: 4-1588

### 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: RICHARD L MARTINEZ FOR  
CRISENCIO HERNANDEZ

Address: 19304 BUCK FAWN DR  
Edinburg, TX

Phone: 956-648-4093

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

Los Venados Phase V LOT 572

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

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

CRISENCIO HERNANDEZ

X RICHARD L MARTINEZ 12-6-19

Requesting Party (Signature)

Date

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

- Deed
- Executory Contract
- Lease

Rent Receipt

Affidavit

Other (describe) 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:

12-06-2019  
Date

[Signature]  
County Official

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-1585

Receipt No.: 006386

L6446-05-000-0572-00



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

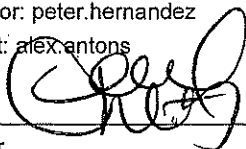
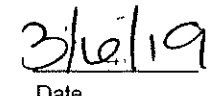
HERNANDEZ CRESENCIO  
3213 TIERRA PURA PLACE  
EL PASO , TX 79938  
(956) 227-7448  
(956) 648-4093

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5397Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 572
- [6] Location: 281 AND 186
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$450924
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: MUS COMPLY WITYH HCPD SETBACKS AND REGULATIONS  
Description: Permit 4-1585  
Price: \$30.00

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

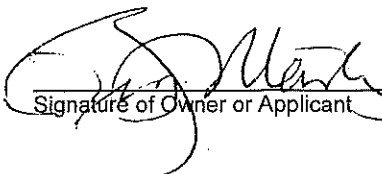
Method of Payment: Check  
Check/M.O.#: 3134  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
Cashier  
  
Date

Prop. ID# 707223

[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

3-16-19  
Date

Charge to VLTC  
GF#156812/MC

## 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: May 12, 2018

Grantor: ERNESTO EVERARDO SANCHEZ AND BRANDI ASHLI LOSOYA, both single persons

Grantor's Mailing Address: 617 Vegas Private Drive  
Edinburg, Texas 78542

Grantee: CRESENCIO HERNANDEZ, a married person

Grantee's Mailing Address: 3213 Tierra Pura Place  
El Paso, Texas 79938

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

Property (including any improvements): All of Lot 572, LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, according to the amended map recorded in Volume 47, Pages 130-140, 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 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 and dated April 26, 2005, filed April 28, 2005 under Document Number 1464510, all in the Official Records and Volume 47, Pages 130-140, 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 October 1, 2003, filed October 10, 2003 under Document Number 1253996; dated April 22, 2004, filed April 23, 2004 under Document Number 1326322 and dated April 26, 2005, filed April 28, 2005 under Document Number 1464510, Official Records, Hidalgo County, Texas.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the amended Map of Los Venados Subdivision Phase V, recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
4. 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.
5. 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.
6. 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.
7. 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.
8. Gas line as shown on survey plat dated October 30, 2002, prepared by Melden & Hunt, Inc., under Job No. 02010.12 as disclosed by instrument dated November 12, 2002, filed November 21, 2002 under Document Number 1142561, Official Records of Hidalgo County, Texas.
9. 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 dated April 27, 1950, recorded in Volume 108, Page 268, both in the Oil and Gas Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, 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 and 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 and 2008-1859701, Official Records of Hidalgo County, Texas.

- 11. Mineral and/or royalty reservation contained in deed dated July 20, 2004, filed August 4, 2004 under Document Number 1366173 and dated June 28, 2017, filed July 28, 2017 under Document Number 2835653, both in the Official Records of Hidalgo County, Texas.
- 12. All groundwater rights reserved as shown by instrument dated June 28, 2017, filed July 28, 2017 under Document Number 2835653, Official Records of Hidalgo County, Texas.
- 13. Right of First Refusal as set forth in instrument dated June 28, 2017, filed July 28, 2017 under Document Number 2835653, Official Records of Hidalgo County, Texas.
- 14. Management Certificate as shown in instrument filed January 20, 2016 under Document Number 2016-2678667, Official Records of Hidalgo County, Texas.
- 15. Los Venados Property Owners Association's Certificate as shown by instrument dated July 13, 2012, filed July 18, 2012 under Document Number 2012-2326928, Official Records of Hidalgo County, Texas.
- 16. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 17. 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.
- 18. Standby fees, taxes and assessments by any taxing authority for the year 2018, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

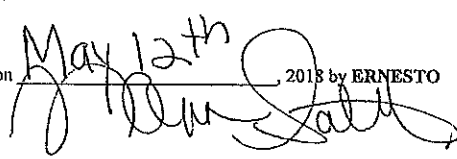
  
ERNESTO EVERARDO SANCHEZ

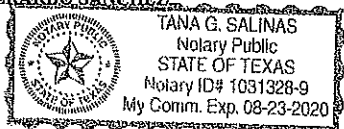
  
BRANDI ASHLI LOSOYA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on \_\_\_\_\_, 2018 by ERNESTO EVERARDO SANCHEZ

*May 12th*  


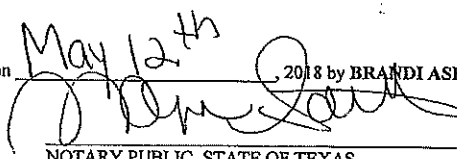


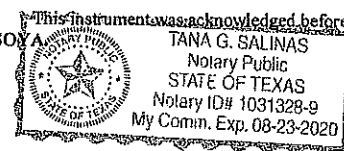
NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on \_\_\_\_\_, 2018 by BRANDI ASHLI LOSOYA

*May 12th*  




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
CRESENCIO HERNANDEZ  
3213 Tierra Pura Place  
El Paso, Texas 79938

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#156812/File No. 9706-18



# 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-24914

### 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: Felipe Alizondo

Address: 3707 Jesenia St.  
San Juan Tx.  
78589

Phone: 956 460 5891

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	<del>Authorized Signature</del>	<del>Authorized Signature</del>
Date Approved:	<del>1 1</del>	<del>12/10/19</del>

Water Supplier: North Alamo

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

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

regarding the land described as:

PRB Alberta Acres Subdivision Lot 11

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 5/14/19);

(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

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2494

### 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: Felipe Elizondo

Address: 3707 Jesenia St.  
San Juan Tx 78589

Phone: 956 460 5891

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

DRB Alberta Acres lot 11  
5210 Ontario Ln. Edinburg Tx 78542

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

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

Felipe Elizondo  
Requesting Party (Signature)

12-9-19  
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:

12/11/19  
Date

[Signature]  
County Official



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.  
Westaco, 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 4-2494  
Receipt No.: 009942  
P8310-00-000-0011-00

ELIZONDO FELIPE & LAURA  
3707 JESENIA ST  
SAN JUAN, TX 78589  
(956) 460-5891  
(956) 460-5891

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3800sq.Ft.
- [5] Legal Description: PRB ALBERTA ACRES LOT 11
- [6] Location: ALBERTA RD AND CESAR CHAVEZ
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD RULES AND REGULATIONS  
Description: Permit 4-2494  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

\_\_\_\_\_  
Cashier

11/28/19  
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

11-26-19  
Date

Charge to VLTC  
GF#163786/PG

## 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: September 12, 2019

Grantor: PRB PROPERTIES, LP, a Texas Limited Partnership

Grantor's Mailing Address: 1420 S. Jackson Rd.  
Edinburg, Texas 78539

Grantee: FELIPE ELIZONDO AND WIFE, LAURA ELIZONDO

Grantee's Mailing Address: 3707 Jesenia St.  
San Juan, Texas 78589

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property (including any improvements): All of Lot 11, PRB ALBERTA ACRES SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map filed May 14, 2019 under Document Number 3013789 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 June 6, 2019, filed June 6, 2019 under Document Number 3020303; First amendment dated July 12, 2019, filed July 12, 2019 under Document Number 3030384, both in the Official Records and Map filed May 14, 2019 under Document Number 3013789 in the Office of the County Clerk of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of PRB Alberta Acres Subdivision, filed May 14, 2019 under Document Number 3013789 in the Office of the County Clerk of Hidalgo County, Texas.
4. Right of Way Easement for roads, canals, laterals and drainage ditches, as reserved by Alamo Land and Sugar Company as shown by instrument dated November 9, 2017, recorded in Volume 65, Page 195, Deed Records of Hidalgo County, Texas.
5. Easement and Right of Way in favor of Magic Valley Electric Cooperative, Inc., a Texas Corporation as shown by instrument dated February 28, 1983, recorded in Volume 1829, Page 426, Deed Records of Hidalgo County, Texas.
6. Easement and Right of Way in favor of Magic Valley Coop Inc., a Texas Corporation as shown by instrument dated August 28, 1998, filed August 28, 1998 under Document Number 704929, Official Records of Hidalgo County, Texas. Said Easement conveyed to South Texas Electric Cooperative, Inc., dated July 10, 2009, filed July 14, 2009 under Document Number 2009-2016222 and 2009-2016223, Official Records of Hidalgo County, Texas.
7. Easement and Right of Way easement in favor of County of Hidalgo as shown by instrument dated November 9, 1998, filed November 9, 1998 under Document Number 723844, Official Records of Hidalgo County, Texas.
8. Water Service Agreement in favor of North Alamo Water Supply Corporation, a Texas Corporation as shown by instrument dated December 3, 2018, filed December 28, 2018 under Document Number 2975592, Official Records of Hidalgo County, Texas.
9. Right of way easement in favor of North Alamo Water Supply Corporation, as shown by instrument dated April 16, 2014, filed December 28, 2018 under Document Number 2975595, Official Records of Hidalgo County, Texas.
10. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 12, 1949, recorded in Volume 99, Page 249; dated July 7, 1976, recorded in Volume 362, Page 406; dated July 7, 1976, recorded in Volume 362, Page 408; Volume 410, Page 791; Volume Volume 410, Page 926 and Volume 410, Page 930, Oil and Gas Records of Hidalgo County, Texas.
11. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 7, 1989, in favor of Trace Exploration, Inc., as Lessee, recorded in Volume 2729, Page 595 and Volume 2732, Page 842, Oil and Gas Records of Hidalgo County, Texas.
12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 4, 1999, filed on May 13, 1999 under Document Number 773520 and refiled November 2, 1999 under Document Number 819759, Official Records of Hidalgo County, Texas.

- 13. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated December 11, 1999, filed July 14, 2000 under Document Number 888450 and Second and Amendment filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.
- 14. Mineral and/or royalty reservation contained in deed dated February 14, 1938, recorded in Volume 452, Page 560 and dated April 1, 1966, recorded in Volume 1299, Page 295, both in the Deed Records of Hidalgo County, Texas.
- 15. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 16. 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.
- 17. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

PRB PROPERTIES, LP, a Texas Limited Partnership  
 By: PRB PROPERTIES MGMT, LLC,  
 a Texas Limited Liability Company  
 Its: General Partner

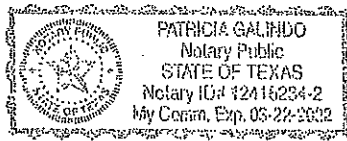
By: *Baldemar Garcia Jr*  
 BALDEMAR GARCIA, JR., Manager

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on September 13<sup>th</sup>, 2019 by BALDEMAR GARCIA, JR., Manager of PRB PROPERTIES MGMT, LLC, a Texas Limited Liability Company, general partner of PRB PROPERTIES, LP, a Texas Limited Partnership, on behalf of said partnership.



*Patricia Galindo*  
 NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
 FELIPE ELIZONDO &  
 LAURA ELIZONDO  
 3707 Jesenia St.  
 San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:  
 L.G. "JERRY" CANALES  
 6013 N. 10<sup>th</sup> Street  
 McAllen, Texas 78504  
 File No. 163786