

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Jose A. Castillo	4-15626
2.	Rodrigo Guerrero c/o Martina Montenegro Loera	4-3176
3.	Aida Gozavez	4-2691
	COMM. COURT: JUNE 9, 2020	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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: 4-15620

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: Jose A. Castillo

Address: 14311 male 20 rd
Edcouch tx
78538

Phone: (405)550 0978

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>WRamirez</u> Authorized Signature
Inspection/Permit No:		<u>existing septic</u>
Date Approved:	<u>/ /</u>	<u>06/02/20</u>

Water Supplier: N/A

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

Account/ESI No.: 10032789464165262
 Temporary Pole Permanent Service

regarding the land described as:

Evergreen Valley Est. Pt. 3 U+94

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; (Date approved 3/16/07);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by WRamirez);
- 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; (verified by WRamirez);
- 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; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-10-20

Main Office
1304 South 25th Street
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-15626

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: José Alberto Castillo
Address: 6518 Promenade AVE
Edinburg TX 78542
Phone: (409) 550-0978

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

EVERGREEN VALLEY EST PH3 LOT 94

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 A. Castro

Requesting Party (Signature)

6/1/2020

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

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

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

6/2/20
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15626

May. 26, 2016

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

716414

E8250-03-000-0094-00

[1] OWNER: CASTILLO, JOSE A.

6518 PROMENADE AVE
EDINBURG, TX. 78542

Telephone No. 252-8845

[7] LEGAL DESC./NAME OF SUBDIVISION

EVERGREEN VALLEY EST. PH 3

LOT #94

5/12/14 AG. WATER

LOCATION: 0 ML 20 & SUNFLOWER RD

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

[10] EST. COST OF CONST.: \$6,000

25- RESIDENTIAL NEW SINGLE DWELLING

[5] SIZE OF STRUCTURE: 2,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:35' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 480334


Pct: 4

Community No.: 030510

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.



Prepared by

5/20/16
Date


Approved by

5/19/16
Date


Signature of Owner or Applicant

5-26-16
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.

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

WARRANTY DEED

2389060

Date: March 4, 2013

Grantor: Rogelio Falcon and wife,
Veronica Y. Falcon

Grantor's Mailing Address: 1013 N. Peregrine Drive
Edinburg, TX 78542
Hidalgo County

Grantee: Jose A. Castillo Salas and wife,
Genoveva Castillo

Grantee's Mailing Address: PO Box 804
La Blanca, TX 78558
Hidalgo County

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

The receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the COUNTY OF HIDALGO, STATE OF TEXAS, described as follows:

Property (including any improvements):

All of Lot 94, EVERGREEN VALLEY ESTATES, PHASE III, Hidalgo County, Texas, according to the map recorded in Volume 52, Page 135-144, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants of record dated March 8, 2007, filed March 8, 2007 under Document Number 2007-1731025, Official Records and Volume 52, Pages 135-144, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Statutory easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Evergreen Valley Estates Phase III, recorded in Volume 52, Page 135-144, Map Records of Hidalgo County, Texas.
4. Easements for canals, laterals, and drainage ditches as shown by instrument dated February 1, 1928, recorded in Volume 275, Page 504, Deed Records of Hidalgo County, Texas.
5. Agreement by and between Willacy County Water Control and Improvement District No. 1 and W. A. Harding, et al as shown by instrument dated June 30, 1946, recorded in Volume 616, Page 1, Deed Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Margaret E. Ufford, et al to Pantano Petroleum Company, dated January 10, 1939, recorded in Volume 33, Page 570, Oil and Gas Records of Hidalgo County, Texas.
7. Term, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Sarah K. Gill and husband, S.L. Gill to La Gloria Corporation, dated September 19, 1945, recorded in Volume 63, Page 229, Oil and Gas Records of Hidalgo County, Texas.

- Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease in favor of Grande Royalty Company, Inc. under Document Number 729079, Official Records of Hidalgo County, Texas.
- Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease, dated August 12, 2002, filed under Document Number 1113832, Official Records of Hidalgo County, Texas.
10. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease in favor of Haciendas Energy, L.L.C under Document Number 1148173, Official Records of Hidalgo County, Texas.
 11. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease in favor of The Harding Foundation under Document Number 1409148, Official Records of Hidalgo County, Texas.
 12. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease in favor of Glenn W. Hardin under Document Number 344186, Official Records of Hidalgo County, Texas.
 13. Terms, stipulations and conditions contained in Memorandum of Oil and Gas Lease executed by The Harding Foundation to Samson Lone Star Limited Partnership, dated March 13, 2006, filed May 11, 2006 under Documents Number 2006-1614578, Official Records of Hidalgo County, Texas.
 14. Terms, stipulations and conditions contained in Memorandum of Oil and Gas Lease in favor of South Ten Land Co., LLC as shown by instruments dated April 1, 2006, filed July 17, 2006, under Documents Number 2006-1639728; dated April 1, 2006, filed July 17, 2006, under Documents Number 2006-1639729 and dated April 1, 2006, filed July 17, 2006, under Documents Number 2006-1639730, Official Records of Hidalgo County, Texas.
 15. Mineral and/or royalty reservation contained in deed dated March 19, 1927, recorded in Volume 246, Page 17, dated December 5, 1927 recorded in Volume 407, Page 565, dated August 21, 1980, recorded in Volume 1687, Page 485, Deed 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 encroachments, 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 2013, and subsequent years.

Grantors, for themselves and their heirs, hereby covenants with Grantee, their heirs and assigns, that Grantors are lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances, that Grantors and their heirs, and all persons acquiring any interest in the property granted, through or for Grantors, will, on demand of Grantee, or his heirs or assigns, and at the expense of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantors and their heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof.

Grantor, gives, grants, and confirms to Grantees, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging TO HAVE AND TO 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 conveyance and warranty.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), heirs and assigns, against all and every person lawfully claiming the whole or any part thereof.

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

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE AND/OR TAXES TO THIS PROPERTY.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HIDALGO

*
*

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 6th
day of March, 2013 by Rogelio Falcon and Veronica Y. Falcon.




Rogelio Falcon



Veronica Y. Falcon

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS, THIS THE 6th DAY OF ~~JANUARY~~ March, 2013 BY ROGELIO
AND VERONICA Y. FALCON.





CLAUDIA E. DEL ANGEL
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
Jose A. Castillo Salas and Genoveva Castillo
PO Box 804
La Blanca, TX 78558



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-3176

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: RODRIGO GONZALEZ y/o
Marina Montenegro Lozano

Address: 5607 EFM 2812
Edinburg Tx
78542

Phone: 956) 560-4034

Approved by Environmental Health:	Temporary Service <u>MR Ramirez</u> Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>Light only</u>	
Date Approved:	<u>06/01/20</u>	<u>/ /</u>

Water Supplier: N/A

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

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

regarding the land described as: Falcon's Nest PH1 Lot 15

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; (Date approved 11/20/2006);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by MR Ramirez);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by MR Ramirez);
- 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; (verified by MR Ramirez);
- 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; (verified by MR Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by MR Ramirez);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4376

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: RODRIGO GUERRERO GO

Name: Martina Montenegro Loera

Address: 5607 E FM 2812

Edinburg, TX

Phone: (956) 560-4034

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

FALCON'S NEST PH1 LOT 15

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Martina Montenegro L 6-01-20
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) PERMIT

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

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

6/1/20
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

5/29/2020 9:17:02 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 4-3176
Receipt No.: 012336
F1651-01-000-0015-00

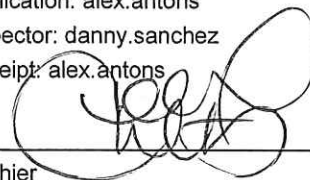
GUERRERO RODRIGO
4511 E FM 2812
EDINBURG, TX 78542
(956) 789-5896
(956) 560-4034

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: FALCON'S NEST PH 1 LOT 15
- [6] Location: doolittle and 2812
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 40', Side 6', Side NS40', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-3176
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons


Cashier

5/29/2020
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 FLOOR 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

05-29-20
Date

XO/ct
14-196

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

WARRANTY DEED

Date: October 8, 2014

Grantor: LAURA SOLORIO, as her sole and separate property

Grantor's Mailing Address: 3386 North Vista Ave.
Fresno, California 93722

Grantee: RODRIGO GUERRERO, a single person

Grantee's Mailing Address: 4605 East FM 2812
Edinburg, Texas 78542
Hidalgo County

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Fifteen (15), FALCON'S NEST SUBDIVISION, PHASE 1, Hidalgo County, Texas, according to the map or plat thereof recorded on file in Volume 51, Page 174 in the Map Records of the County Clerk of Hidalgo County, Texas.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

1. The Declaration of covenants, easements, conditions and restrictions, which included lien and security interests in favor of the Property Owners' Association to secure the payments of assessments. The Declaration is of record under Document Number 1437513, Official Records, Hidalgo County, Texas.
2. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
3. Anything an on-the-ground A-I Survey would reveal.
4. Subject to any and all easements and restrictions of record, if any.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Laura Solorio
LAURA SOLORIO, as her sole and separate property

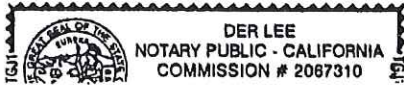
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

{Certificate of Acknowledgment}

STATE OF CALIFORNIA *
COUNTY OF Fresno *

Before me, a notary public in and for the state of California, on this day personally appeared LAURA SOLORIO, as her sole and separate property, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of October, 2014.



Der Lee
Notary Public, State of California

PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876
(956) 383-6251

May 13, 2020

To whom it may concern:

I, Rodrigo Guerrero give permission to Martina Montenegro Loera, to go for permits for utilities which are water, light, and permit for construction on property located at:

Falcon's Nest PH 1 Lot 15

If you should have any questions or concerns please feel free to contact me at (956)388-0165 and my address is: 4511 E. FM 2812, Edinburg, TX 78542.

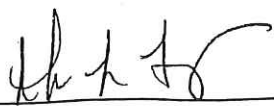
Thank you,

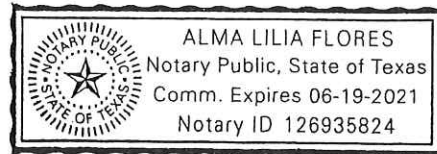
Rodrigo Guerrero
Rodrigo Guerrero

State of Texas

County of Hidalgo

This document was signed before me, Alma L. Flores, a notary public for the State of Texas by, Rodrigo Guerrero, whom presented a valid form of identification on this 13th day of May, 2020.


Alma L. Flores, Notary Public



Seal



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-08-20

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

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: 4-2691

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: Aida Gosalvez

Address: 19805 Los Venados
Edinburg, Tx
Lot 405

Phone: 956-318-0028

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>WRamirez</u>
Date Approved:	<u>1 / 1</u>	Authorized Signature <u>existing septic</u>
		<u>05/27/20</u>

Water Supplier: N/A

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

Account/ESI No.: 154752-005
 Temporary Pole Permanent Service

regarding the land described as:

Los Venados Ph 4 lot #405

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 01/29/20);

(verified by [Signature]);

(verified by WRamirez);

(verified by WRamirez);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 01-10-20

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

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: 4-2091

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: Aida Cosalvaz

Address: 19805 Los Venados,
Lot 405 Edinburg

Phone: 956-329-0028

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

Los Venados #405 ^{Plat 4 lot}

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Aida Cosalvaz 5/27/20
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 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:

10/31/20
Date

[Signature]
County Official



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 4-2691
Receipt No.: 010753
L6446-04-000-0405-00

- GOSALVEZ AIDA
- 19805 LOS VENADOS
- EDINBURG , TX 78539
- (956) 329-0028
- (956) 329-0028
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3298Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 4 LOT 405
- [6] Location: HWY 281 AND FM 186
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$230000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 300', Rear 15', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
RULES AND REGULATIONS

Description: Permit 4-2691
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

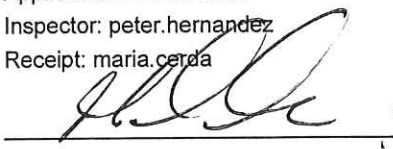
Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: peter.hernandez

Receipt: maria.cerda


Cashier
Date: 02-10-2020

Prop. ID# 1088417

[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

2/10/20
Date

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

WARRANTY DEED

Date: April 18, 2019

Grantor: BERNARDO GUILLERMO FLORES and wife, ESPERANZA SOTO FLORES

Grantor's Mailing Address (including county): 7008 North Cynthis Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: AIDA GOSALVEZ

Grantee's Mailing Address (including county): P.O. BOX 943
Edinburg, Texas 78540
Hidalgo County, Texas

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

Property (including any improvements):

Lot 405, LOS VENADOS SUBDIVISION PHASE IV, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 46, Pages 25-34, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NOS. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101, 1465875 AND 2326928, OFFICIAL RECORDS AND VOLUME 46, PAGES 25-34, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated July 20, 2004, recorded on August 4, 2004, under Clerk's File No. 1366173, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Minimum floor elevation; fifty foot (50') minimum setback line along the front or greater for easement, whichever is greater; six foot (6') minimum setback line along the sides or greater for easement, whichever is greater; fifteen foot (15') minimum setback line along the rear or greater for easement, whichever is greater; fifteen foot (15') electrical and utility easement along the most Northerly and Southerly sides; ten foot (10') electrical and utility easement along the most Easterly and Westerly sides; as per map or plat recorded in Volume 46, Pages 25-34, Map Records, Hidalgo County, Texas.

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


Taxes for the year 2019 and subsequent years.

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

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

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


BERNARDO GUILLERMO FLORES

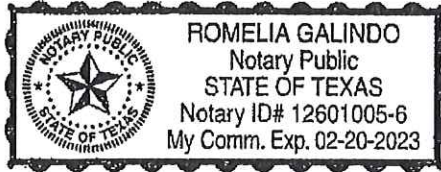

ESPERANZA SOTO FLORES

(Acknowledgment)

State of Texas

County of Hidalgo

This instrument was acknowledged before me on the 18th day of April, 2019, by BERNARDO GUILLERMO FLORES and wife, ESPERANZA SOTO FLORES.



A handwritten signature in cursive script, appearing to read "Romelia Galindo".

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
AIDA GOSALVEZ
P.O. BOX 943
Edinburg, Texas 78540

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 922424; MR:ma