

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

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Brandy Cepeda	4-2974
2.	Cassandra Lozano	4-2557
3.	Yvonne Diaz de Villegas	4-2463
4.		
	COMM. COURT: JUNE 16, 2020	



# 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: 4-2974

### 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: Brandy Cepeda  
Address: 21107 Buckhorn Dr  
Edinburg TX 78542  
Account 181615012  
Phone: 956-520-1394

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>M Ramirez</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>existing septic</u> <u>06/03/20</u>

Water Supplier: CITY OF EDINBURG  
Utility Provider:  M.V.E.C.     AEP  
Account/ESI No.: #181615012  
 Temporary Pole     Permanent Service

regarding the land described as:

Los Venados ph 6 lot 621

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 10/21/05);
- 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 [Signature]);
- 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 M 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 M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (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  
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Precinct 1 2 3 4

Application No: 4-2974

### 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: Brendy Cepeda

Address: 21107 Buck Fawn dr  
Edinburg TX 78542

Phone: 956-520-1394

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

Los Venados ph 6 lot 621

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

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

Brendy Cepeda  
Requesting Party (Signature)

6/3/2020  
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:

6/10/2020  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

4/21/2020 9:13:13 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 4-2974  
Receipt No.: 011690  
L6446-06-000-0621-00

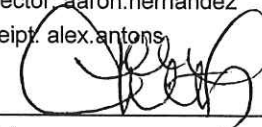
CEPEDA BRENDRY S  
21107 BUCK FAWN DR  
EDINBURG , TX 78542  
(956) 520-1394  
(956) 520-1394

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5992Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 6 LOT 621
- [6] Location: HWY 281 & FM 186
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$330000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 250', Rear 15', Side 10', Side 10', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS  
Description: Permit 4-2974  
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: aaron.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

4/21/2020  
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 FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

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

4/21/2020  
Date

XO/am  
17-065

**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.

## GIFT WARRANTY DEED

**Date:** March 17, 2017

**Grantor(s):** JESUS G. ALVARADO and wife, INGRID A. ALVARADO

**Grantor's Mailing Address:** 1300 Morwill Unit #5  
Mission, Texas 78572  
Hidalgo County

**Grantee:** BRENDY S. CEPEDA

**Grantee's Mailing Address:** 1109 Emerald Dr.  
Weslaco, Texas 78599  
Hidalgo County

**Consideration:** One Dollar (\$1.00) and all the love and affection which Grantors hold for Grantee herein.

**Property (including any improvements):**

All of our interest in the following described real property, to-wit:

Lot 621, Los Venados Subdivision Phase VI, Hidalgo County, Texas, as per map thereof recorded in Volume 49, Pages 30-37, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.


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

SUBJECT TO any and all easements, reservations 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.

  
\_\_\_\_\_  
JESUS G. ALVARADO

  
\_\_\_\_\_  
INGRID A. ALVARADO

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

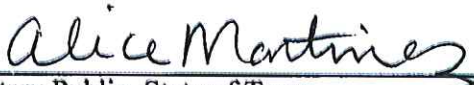
**{Certificate of Acknowledgment}**

STATE OF TEXAS \*  
COUNTY OF HIDALGO \*

Before me, a notary public in and for the state of Texas, on this day personally appeared JESUS G. ALVARADO, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7<sup>th</sup> day of April, 2017.



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

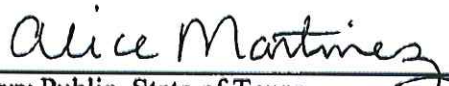
**{Certificate of Acknowledgment}**

STATE OF TEXAS \*  
COUNTY OF HIDALGO \*

Before me, a notary public in and for the state of Texas, on this day personally appeared INGRID A. ALVARADO, 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 17<sup>th</sup> day of March, 2017.



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



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-973-7850

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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: 4-2557

### 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: Cassandra Lozano

Address: 5150 N. Cesar Chavez Rd  
Edinburg, TX 78542

Phone: (956) 587-2433

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>Existing OSSF</u> <u>6 / 8 / 2020</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 337903-001  
 Temporary Pole  Permanent Service

regarding the land described as:

Buckeye Estates Lot 7

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 1/14/19);

(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

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3/4

Application No: 4-2557

### 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: Cassandra Lozano

Address: 5150 N. Cesar Chavez Rd  
Edinburg, TX 78542

Phone: (956) 587-2433

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

Buckeye Estates Lot 1

#### 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)

6/8/2020  
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:

6/8/2020  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

12/23/2019 3:29:35 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-2557  
Receipt No.: 010243  
B5003-00-000-0001-00

LOZANO CASSANDRA Y  
4506 E DAVIS RD  
EDINBURG , TX 78542  
(956) 587-2433  
(956) 587-2437

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD SETBACKS  
AND REGULATIONS. 24" ABOVE BFE  
Description: Permit 4-2557  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3125Sq.Ft.
- [5] Legal Description: BUCKEYE ESTATES LOT 1
- [6] Location: DAVIS RD AND CESAR CHAVEZ RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

**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

Date

12/23/19

Prop. 10# 1235388

[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

12/23/19  
Date

## WARRANTY DEED

DATE: August 20, 2018

**Grantors:** Anita V. Rubalcava  
Sean M. Rubalcava  
4506 E Davis Road  
Edinburg, Texas, 78542

**Grantees:** Cassandra Y. Lozano  
802 N Foster Drive  
Edinburg, Texas 78542

**Consideration:** Ten AND NO/100THS (\$10.00) DOLLARS

**Property:** (Including Any Improvements)

Lot #1 a Tract of Land Containing .50Acres Situated in Hidalgo County, Texas being part or Portion of Lot 3, Block 63, Amended Map of Santa Cruz Gardens Unit 2, According to The Plat Thereof Recorded in Volume 8, Pages 28-29, Hidalgo County Map Said .50 Acres being more Particular Described as follows.

Beginning at A No. 4 Rebar Found at the Northwest Corner of said Lot 3, Block 63 for the Northwest Corner of this Herein Described Tract:

1. Thence S 81 37'00" E Along the North Line of said Lot 3, Block 63, and within the Existing Right-Of-Way of Cesar Chavez Road, at a Distance of 30.00 Feet Past No 4 Rebar found on the East

Right-of Way of Cesar Chavez Road and continuing a total distance of 269.15 Feet to a No. 4 Rebar found for the North East Corner of this Tract;

2. Thence: S 08 23'00 W a Distance of 80.93 Feet to a No 4 Rebar found on the South East Corner of the Tract:
3. Thence, N 81 37'00 W at a distance of 269.15 Feet Past A No 4 Rebar found on the East Right-of-Way of Cesar Chavez Road and Continuing a total distance of 269.15 Feet to a No. 4 Rebar found on the West Line of Said Lot 3 and within Cesar Chavez Road Right-Of-Way, for the South West corner of this Tract:
4. Thence N 08 23'00 E Along the West Line of Said Lot 3, Block 63 & Within Cesar Chavez Road Right-Of-Way, A Distance of 80.93 Feet to the point of Beginning and Containing .50 Acres of Land.

5. **Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to all taxes and assessments by any taxing authority for the year and subsequent years and any and all homeowners' association and district fees and assessments (the payment of which taxes, fees and assessments are hereby assumed by Grantee to the extent and as required by

the purchase agreement between Grantor and Grantee); all easements and other encumbrances, rights of way, restrictions, covenants, oil and gas leases, mineral interests and water rights reserved or conveyed and other matters shown on the community plat or otherwise of public record; all conditions and matters that an accurate survey or inspection of the property would disclose; and all zoning and building codes and other governmental laws, rules and restrictions. In addition, this conveyance is made and accepted subject to any and all conditions, restrictions, mineral and royalty reservations, and easements, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Hidalgo County, Texas.

- 6.
- 7. 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 Grantees' heirs, successors and assigns forever. Grantor binds Grantor and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantees' heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, though, or under Grantor but not otherwise, 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

EXECUTED this document on this 23 Day of August, 2018 by said Grantors.

Anita V. Rubalcava (Grantor)

Sean M. Rubalcava (Grantor)

ACKNOWLEDGMENT

STATE OF Texas  
County of Hidalgo


On this 23 Day of AUGUST, 2018 Before Me a NOTARY PUBLIC for said State, personally appeared Anita V. Rubalcava and Sean M. Rubalcava who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

Notary Public, State of Texas,

County of Hidalgo



EXECUTED this document on this 24 Day of AUGUST, 2018 by said Grantee.

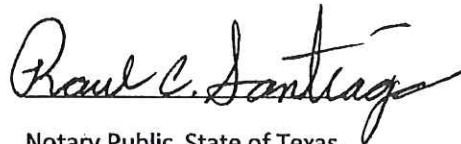
  
Cassandra Y. Lozano (Grantee)

ACKNOWLEDGMENT

STATE OF Texas  
County of Hidalgo

On this 24 Day of AUGUST, 2018 Before Me a NOTARY PUBLIC for said State, personally appeared Cassandra Y. Lozano (Grantee), who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.





Notary Public, State of Texas,

County of Hidalgo





# PLANNING DEPARTMENT

Rev. 05-18-20

## 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:

4-2403

### 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 Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<i>MRamirez</i> Authorized Signature
Date Approved:	/ /	existing sewer 06/05/20

Name: Yvonne Diaz de  
Villegas

Address: 4105 Yucca Ave.  
McAllen, TX 78504

Water Supplier: SHARYLAND WATER SUPPLY CORP.

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

Phone: (956) 648-0459

Account/ESI No.: 10032789423054710

Temporary Pole  Permanent Service

regarding the land described as: Lot 14 wave shadows  
10316 ELLIOT DR. McAllen TX.

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;
- 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 4/14/20);

(verified by [Signature]);

(verified by MRamirez);

(verified by MRamirez);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 05-18-20

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
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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: 4-2403

### 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:** Yvonne Diaz de Villegas

**Address:** 4105 Yucca Ave.

McAllen, TX 78504

**Phone:** (956) 648-0459

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

Lot 14 WARE SHADOWS SUBDIVISION

#### 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)

4-3-20  
Date

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

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

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

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

04/10/2020  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

11/18/2019 9:02:19 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 4-2463  
Receipt No.: 009812  
W1100-00-000-0014-00

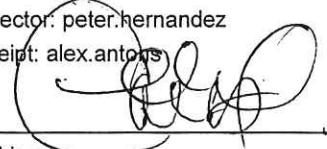
CERDA MARCOS ANTONIO & YVONNE DIAZ DE VILLEGAS  
409 N 39TH ST  
MCALLEN , TX 78501  
(956) 984-8921  
(956) 984-8921

Community Panel Number: 4803340295D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH HCPD AND ALL  
SETBACKS AND REGULATIONS  
Description: Permit 4-2463  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: City of McAllen
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2410Sq.Ft.
- [5] Legal Description: WARE SHADOWS LOT 14
- [6] Location: 107 AND WARE RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$180750
- [10] Flood Zone: Zone X

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

Method of Payment: Check  
Check/M.O.#: 3158  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: peter.hernandez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier  
11/18/19  
Date

*Prop 107 220059*

[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

*11/18/19*  
\_\_\_\_\_  
Date

GF # 163092/AR

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 21, 2019

Grantor: GEORGE SANCHEZ, individually and as Independent Administrator of the ESTATE OF VIRGIL SANCHEZ, deceased, joined herein by his wife, BRENDA SANCHEZ, pro forma; MARGARITA SANCHEZ joined herein by her husband KEVIN BIRDWELL, pro forma; JUAN SANCHEZ joined herein by his wife, ELIZABETH SANCHEZ, pro forma; MARCUS SANCHEZ, a single person; and VIRGIL SANCHEZ, JR., a single person

Grantor's Mailing Address:

GEORGE SANCHEZ and MARGARITA SANCHEZ JUAN SANCHEZ and BRENDA SANCHEZ and KEVIN BIRDWELL ELIZABETH SANCHEZ 2018 Clarksdale Place 1519 Windchime 5310 Merri Mac Dallas, Texas 75228 Dallas, Texas 75224 Dallas, Texas 75206 Dallas County Dallas County Dallas County

MARCUS SANCHEZ VIRGIL SANCHEZ, JR. 5310 Merri Mac 5307 Victor Dallas, Texas 75206 Dallas, Texas 75214 Dallas County Dallas County

Grantee: MARCOS ANTONIO CERDA, a single person and YVONNE DIAZ DE VILLEGAS, a single person

Grantee's Mailing Address:

409 N. 39th Street McAllen, Texas 78501 Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED EIGHTY-SEVEN THOUSAND ONE HUNDRED AND 00/100THS DOLLARS (\$187,100.00) of which FORTY-SEVEN THOUSAND AND 00/100THS DOLLARS (\$47,000.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, trustee.

Property (including any improvements):

All of Lot 14, WARE SHADOWS SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 20, Page 48, 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:

Restrictive covenants described in instrument filed in Volume 20, Page 48, 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.

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

Minimum floor elevations; easements and restrictions as shown on the map of Ware Shadows Subdivision, recorded in Volume 20, Page 48, Map Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated May 31, 1978, recorded in Volume 1788, Page 872, Deed Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

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.

Standby fees, taxes and assessments by any taxing authority 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.

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.

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.

BANK OF SOUTH 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. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

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

**[SIGNATURE PAGES SHALL FOLLOW]**

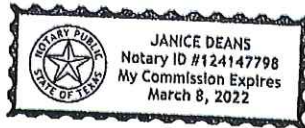
George Sanchez  
GEORGE SANCHEZ, individually and as  
Independent Administrator of the ESTATE OF  
VIRGIL SANCHEZ, deceased

Brenda Sanchez  
BRENDA SANCHEZ, pro forma

STATE OF TEXAS )  
COUNTY OF Dallas )

Before me, the undersigned authority, on this day personally appeared GEORGE SANCHEZ, proved to me through TX Driver License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that GEORGE SANCHEZ executed the same individually and as Independent Administrator of the ESTATE OF VIRGIL SANCHEZ, deceased, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of October, 2019.

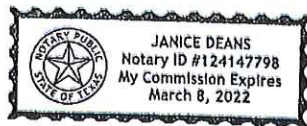


Janice Deans  
Notary Public, State of Texas  
My commission expires: 3/8/2022  
Notary Public ID: 12414779-8

STATE OF TEXAS )  
COUNTY OF Dallas )

Before me, the undersigned authority, on this day personally appeared BRENDA SANCHEZ, proved to me through TX Identification Card to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that BRENDA SANCHEZ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of October, 2019.



Janice Deans  
Notary Public, State of Texas  
My commission expires: 3/8/2022  
Notary Public ID: 12414779-8

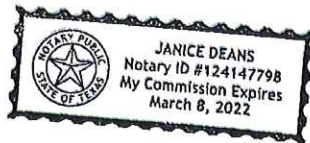
Margarita Sanchez  
MARGARITA SANCHEZ

Kevin Birdwell  
KEVIN BIRDWELL, *pro forma*

STATE OF TEXAS )  
COUNTY OF Dallas )

Before me, the undersigned authority, on this day personally appeared MARGARITA SANCHEZ, proved to me through TX Driver License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that MARGARITA SANCHEZ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of October, 2019.

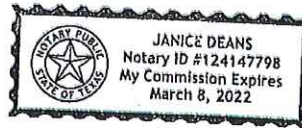


Janice Deans  
Notary Public, State of Texas  
My commission expires: 3/8/2022  
Notary Public ID: 12414779-8

STATE OF TEXAS )  
COUNTY OF Dallas )

Before me, the undersigned authority, on this day personally appeared KEVIN BIRDWELL, proved to me through TX Identification Card to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that KEVIN BIRDWELL executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of October, 2019.



Janice Deans  
Notary Public, State of Texas  
My commission expires: 3/8/2022  
Notary Public ID: 12414779-8

Juan Sanchez  
JUAN SANCHEZ

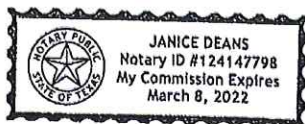
(ES) Elizabeth Sanchez  
ELIZABETH SANCHEZ, pro forma  
Elizabeth Sanchez

STATE OF TEXAS )

COUNTY OF Dallas )

Before me, the undersigned authority, on this day personally appeared JUAN SANCHEZ, proved to me through TX Driver License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that JUAN SANCHEZ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of October, 2019.



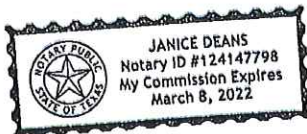
Janice Deans  
Notary Public, State of Texas  
My commission expires: 3/8/2022  
Notary Public ID: 12414779-8

STATE OF TEXAS )

COUNTY OF Dallas )

Before me, the undersigned authority, on this day personally appeared ELIZABETH SANCHEZ, proved to me through TX Identification Card to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ELIZABETH SANCHEZ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of October, 2019.



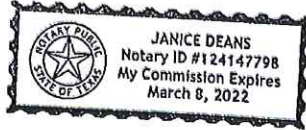
Janice Deans  
Notary Public, State of Texas  
My commission expires: 3/8/2022  
Notary Public ID: 12414779-8

Marcus Sanchez  
MARCUS SANCHEZ

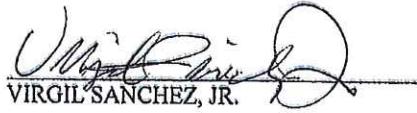
STATE OF TEXAS )  
COUNTY OF Dallas )

Before me, the undersigned authority, on this day personally appeared MARCUS SANCHEZ, proved to me through TX Driver License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that MARCUS SANCHEZ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of October, 2019.



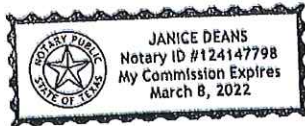
Janice Deans  
Notary Public, State of Texas  
My commission expires: 3/8/2022  
Notary Public ID: 12414779-8


  
VIRGIL SANCHEZ, JR.

STATE OF TEXAS )  
COUNTY OF Dallas )

Before me, the undersigned authority, on this day personally appeared VIRGIL SANCHEZ, JR., proved to me through TX Driver License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that VIRGIL SANCHEZ, JR. executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of October, 2019.



  
Notary Public, State of Texas  
My commission expires: 3/8/2022  
Notary Public ID: 12414779-8

**PREPARED IN THE OFFICE OF:**  
LAW OFFICE OF RICHARD A. CANTU, P.C.  
6013 N. 10th Street  
McAllen, Texas 78504  
Tel: (956) 687-7763  
Fax: (956) 683-8958  
Email: [CantuR@valleylandtitleco.com](mailto:CantuR@valleylandtitleco.com)  
File/GF No.: 10970-19/163092vltc

**AFTER RECORDING RETURN TO:**  
MARCOS ANTONIO CERDA and  
YVONNE DIAZ DE VILLEGAS  
409 N. 39<sup>th</sup> Street  
McAllen, Texas 78501