



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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 0234

Application No: 1-3349

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: Esequiel Serra
Angelica Serra

Address: 11605 W Tiocanero
La Feria TX 78559

Phone: 956-407-5862

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u> / / </u>	<u> / / </u>

Water Supplier: North Adams

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

Account/ESI No.: 100 32789424556825
 Temporary Pole Permanent Service

regarding the land described as:

Serna Ranch Subdivision Lot 1

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 5/28/12);

(verified by [Signature]);
Gilbert Pecunia

(verified by [Signature]);
Gilbert Pecunia

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 01-10-20

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

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

T.J. Arredondo, CFM
Director of Planning

Precinct 02 3 4

Application No: 1-3349

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: Esequiel Serna
Angelica Serna
Address: 11605 W Tio Cano Rd
La Feria TX 78559
Phone: 956-407-5862

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

Serna Ranch Subdivision 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

Angelica Serna
Requesting Party (Signature)
Date 7/15/20

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:

7/22/20
Date
County Official



Chapter 232, Texas Local Government Code

7/15/2020 11:31:35 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 1-3349
Receipt No.: 013283
S2537-00-000-0001-00

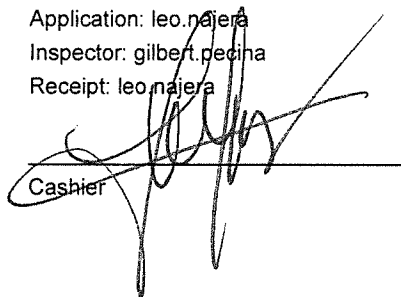
SERNA ESEQUIEL & ANGELICA
11605 W TIO CANO RD
LA FERIA, TX 78559
(956) 407-5838
(956) 407-5838

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1648Sq.Ft.
- [5] Legal Description: SERNA RANCH LOT 1
- [6] Location: FM 491 & MILE 16 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**
Description: Permit 1-3349
Price: \$30.00

Total Amount.....\$30.00

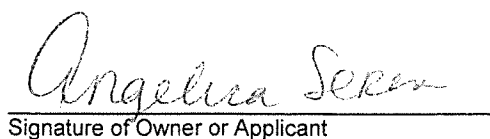
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: leo.najera
Inspector: gilbert.pedraza
Receipt: leo.najera

Cashier 

Date 7/15/20

[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

7/15/20
Date

GF#

625305 ON

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 11, 2020

Grantor: MARTHA SERNA, a single person, dealing with separate property; ELIAS SERNA, a single person, dealing with separate property; and GENOVEVA SERNA, a married person, not joined herein by her spouse as the property herein conveyed is her separate property and estate, and it constitutes no part of their homestead estate

Grantor's Mailing Address (including county):

Martha Serna
413 N. Magnolia Ave.
La Villa, Texas 78562
Cameron County

Elias Serna
20245 Southgate Ave.
La Salle, Colorado 80645
Weld County

Genoveva Serna
413 N. Magnolia Ave.
La Villa, Texas 78562
Cameron County

Grantee: ESEQUIEL SERNA and wife, ANGELICA SERNA

Grantee's Mailing Address (including County):

11605 W. Tio Cano Road
La Feria, Texas 78559
Cameron County

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and the further consideration of two notes of even date executed by Grantee and referred to as the first-lien note and the second-lien note. The first-lien note is payable to the order of U.S. SMALL BUSINESS ADMINISTRATION, in the principal amount of Forty Thousand and no/100ths Dollars (\$40,000.00). It is secured by a first and superior vendor's lien against, and superior title to the property retained in this deed in favor of U.S. SMALL BUSINESS ADMINISTRATION and is also secured by a first-lien deed of trust of even date from Grantee to Kelle Acock, Trustee. The second-lien note is payable to the order of MARTHA SERNA, ELIAS SERNA, and GENOVEVA SERNA, in the principal amount of Ten Thousand and no/100ths (\$10,000.00). The second-lien note is secured by a second and inferior vendor's lien against, and superior title to, the property retained in this deed and is also secured by a second-lien deed of trust of even date from Grantee to Krista E. Guter, Trustee.

PROPERTY (including any improvements):

All of Lot One (1), Serna Ranch Subdivision, an addition to the City of La Villa, Hidalgo County, Texas, according to map filed March 28, 2012 under Document Number 2012-2294386 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. Rights of Parties in Possession.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

3. Restrictions recorded in/under Document Number 2012-2294386 of the Official Records of Hidalgo County, Texas.
4. Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Serna Ranch Subdivision, according to the map filed March 28, 2012 under Document Number 2012-2294386 in the Office of the County Clerk of Hidalgo County, Texas.
5. Easements for pipelines, ditches, etc., as shown by instrument dated April 9, 1921, recorded in Volume 120, Page 272, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of County of Hidalgo as shown by instrument dated May 7, 1999, filed May 12, 1999 under Document Number 773116, Official Records of Hidalgo County, Texas.
7. Right of way easement in favor of County of Hidalgo as shown by instrument dated November 14, 1999, filed November 4, 1999 under Document Number 820606, and correction dated September 30, 2002, filed October 1, 2002 under Document Number 1126329, Official Records of Hidalgo County, Texas.
8. Water Service Agreement in favor of North Alamo Water Supply Corporation as shown by instrument dated June 15, 2011, filed June 17, 2011 under Document Number 2011-2215885, and correction under Document Number 2011-2221341, Official Records of Hidalgo County, Texas.
9. Right of Way easement as shown by instrument dated June 15, 2011, filed November 3, 2011 under Document Number 2011-2254533, Official Records of Hidalgo County, Texas.
10. Easement Agreement for a Pipeline as shown by instrument dated August 23, 2016, filed August 23, 2016 under Document Number 2740246, Official Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in instruments dated March 30, 1935, recorded in Volume 6, Page 564 and dated March 30, 1935, recorded in Volume 10, Page 74, Oil and Gas Records and dated April 16, 1980, recorded in Volume 1669, Page 480, Deed Records of Hidalgo County, Texas.
12. Mineral and/or royalty reservation contained in deed dated January 16, 1984, recorded in Volume 1944, Page 31, Official Records of Hidalgo County, Texas.
13. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
14. 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.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor and Grantor's heirs, executors, administrators and successors are hereby bound 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.

U.S. SMALL BUSINESS ADMINISTRATION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the first-lien note. The first and superior vendor's lien against, and superior title to, the property are retained for the benefit of U.S. SMALL BUSINESS ADMINISTRATION and are transferred to U.S. SMALL BUSINESS ADMINISTRATION without recourse on Grantor to secure the first-lien note. The second and inferior vendor's lien against and superior title to the property are retained for the benefit of MARTHA SERNA, ELIAS SERNA, and GENOVEVA SERNA to secure the second-lien note. MARTHA SERNA, ELIAS SERNA, and GENOVEVA SERNA agree that this second and inferior vendor's lien against and superior

title to the property are and will remain subordinate and inferior to all liens securing the first-lien note, regardless of the frequency or manner of renewal, extension, or alteration of any part of the first-lien note or the liens securing it.

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

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

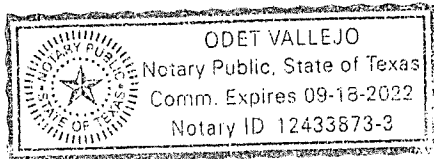
Martha Serna
MARTHA SERNA

Genoveva Serna
GENOVEVA SERNA

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on ^{June} ~~May~~ 22, 2020, by Martha Serna.

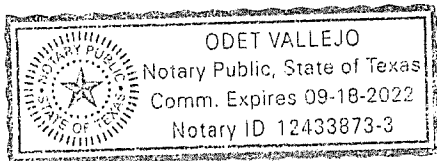


Odette Vallejo
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

This instrument was acknowledged before me on ^{June} ~~May~~ 22, 2020, by Genoveva Serna.



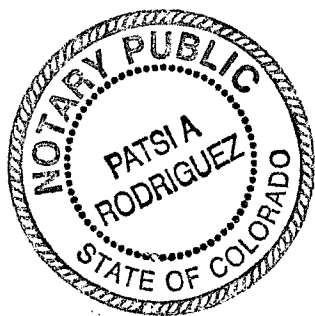
Odette Vallejo
Notary Public, State of Texas

Elias Serna
ELIAS SERNA

STATE OF Colorado §
COUNTY OF weld §

(Acknowledgment)

This instrument was acknowledged before me on May 28, 2020, by Elias Serna.



Patsia A. Rodriguez
Notary Public, State of Colorado
County of weld
on this 28th day of May,
2020.

Stewart Title GF# 625305

PREPARED IN THE OFFICE OF:
Hodge & James
Attorneys at Law
1617 E. Tyler Ave., Unit A
P.O. Box 534329
Harlingen, TX 78550

AFTER RECORDING RETURN TO:
Mr. & Mrs. Esequiel Serna
11605 W. Tio Cano
La Feria, Texas 78559