

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Ricardo Morales	4-3537
2.	Eladio Alvarado Ibarra	4-962
	COMM. COURT: OCTOBER 6, 2020	



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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: 4-3537

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Ricardo Morales

Address: 29358 FM 493

Hargill TX 78549

P.O. Box 46

Phone: (956) 257 2781

Approved by Environmental Health:	Temporary Service <u>Light only</u>	Final Service
Inspection/Permit No:	Authorized Signature <u>M. Ramirez</u> <u>No sewer yet</u>	Authorized Signature
Date Approved:	<u>09/25/20</u>	<u>/ /</u>

Water Supplier: N/A

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

Account/ESI No.: 100327894/3718812
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Hargill Townsite 10t 18 B1K94

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

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 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3537

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Ricardo Morales

Known to me [or proved to me in the oath of TX ID or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Hargill townside 10+18 B1K94."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Ricardo Morales (Signature)

SUBSCRIBED AND SWORN TO before me on September 23, 2020 to certify which, witnesses my hand and seal of office.



Melissa Morales
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

8/4/2020 12:20:00 PM

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

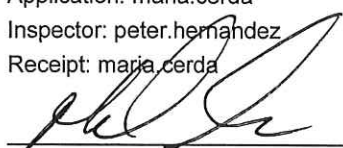
Permit No.: Permit 4-3537
 Receipt No.: 013587
 H1200-00-094-0018-00

- MORALES RICARDO
 PO BOX 46
 HARGILL, TX 78549
 (956) 257-4113
 (956) 257-4113
- [1] Contractor: SELF
 [2] Water System: North Alamo WSC
 [3] Class of Work: 05 Residential, Move In or relocated building
 [4] Size of Structure: 384Sq.Ft.
 [5] Legal Description: HARGILL TOWNSITE LOT 18 BLK 94
 [6] Location: 490 AND 493
 [7] Sewage: North Alamo WSC
 [8] Construction Type: Wood
 [9] Est. Cost of Construction: \$6700
 [10] Flood Zone: Zone C

Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS**
 Description: Permit 4-3537
 Price: \$30.00

Total Amount.....\$30.00

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



 Cashier

08/04/2020

 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

8-4-20

 Date

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

GENERAL WARRANTY DEED

Date: June 19, 2020

Grantor: Oscar Cantu

Mailing Address: 3007 Glenhollow Circle
Carrollton, Texas 75007

Grantee: Ricardo Morales

Mailing Address: P.O. Box 46
Hargill, Texas 78549

Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged.

Property, including any improvements:

Legal Description: Lot eighteen (18), Block Ninety Four (94) in and out of the Townsite of Hargill, Hidalgo County, Texas

Physical Address: 29358 FM 493
Hargill, Texas 78549

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration 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, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

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

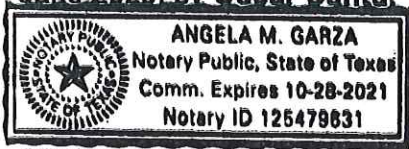
Oscar Cantu
OSCAR CANTU
Grantor

Ricardo Morales
RICARDO MORALES
GRANTEE

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

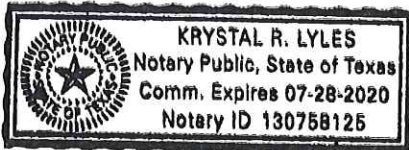
This instrument was acknowledged before me on this the 20th day of June 2020, by Oscar Cantu.



Angela M. Garza
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 20th day of June 2020, by Ricardo Morales



Krystal R. Lyles
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
GALVAN LAW GROUP
3525 W. Freddy Gonzalez Ste. C
Edinburg, Texas 78539
Telephone: 956-287-7777
Facsimile: 956-435-0038

AFTER RECORDING RETURN TO:
RICARDO MORALES
P.O. BOX 46
Hargill, Texas 78549

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

GENERAL WARRANTY DEED

Date: June 19, 2020

Grantor: Oscar Cantu and wife, Dedina Cantu

Mailing Address: 3007 Glenhollow Circle
Carrollton, Texas 75007

Grantee: Ricardo Morales

Mailing Address: P.O. Box 46
Hargill, Texas 78549

Consideration: Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged.

Property, including any improvements:

Legal Description: Lot nineteen (19), Block Ninety Four (94) in and out of the Townsite of Hargill, Hidalgo County, Texas

Physical Address: 29358 FM 493
Hargill, Texas 78549

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration 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, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

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

Vito Cantu
OSCAR CANTU
Grantor

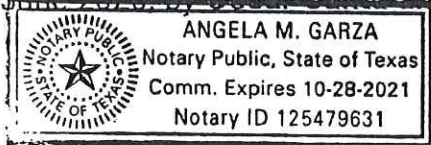
Ricardo Morales
RICARDO MORALES
GRANTEE

Dedina Cantu
DEDINA CANTU
Grantor

(Acknowledgment)

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

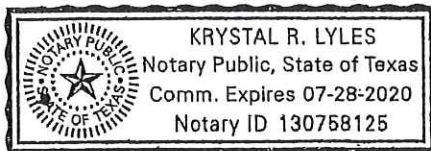
This instrument was acknowledged before me on this the 20th day of ~~June 2020~~ by ~~Oscar Cantu and Dedina Cantu~~.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 20th day of June 2020, by **Ricardo Morales**



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
GALVAN LAW GROUP
3525 W. Freddy Gonzalez Ste. C
Edinburg, Texas 78539
Telephone: 956-287-7777
Facsimile: 956-435-0038

AFTER RECORDING RETURN TO:
RICARDO MORALES
P.O. BOX 46
Hargill, Texas 78549



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-962

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Eladio Alvarado Jr.

Address: P.O. Box 1021
Edcouch TX
78538-

Phone: 956 451 4835

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>MRamirez</u>
Inspection/Permit No:		<u>Septic installed</u>
Date Approved:	<u> / /</u>	<u>09/28/20</u>

Water Supplier: sharyland water s. corp.

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

Account/ESI No.: 10032789479014181
[] Temporary Pole [] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Ramseyer Garden #1 E199'-W522'-N25'
Lot 21 & E199'-W522'-S100' lot 22 A/K/A TR10.057ac

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

[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 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-962

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Eladio Alvarado Ibarra.

Known to me [or proved to me in the oath of Texas Driver Lic. or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Ramseyer Garden #1 E199'-N522'-N2S' lot 21 +
E199'-N522'-S100' LOT 22 A/K/A TR 10 O. STAC ."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

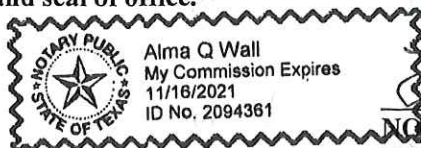
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

OR

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Eladio Alvarado Ibarra (Signature)

SUBSCRIBED AND SWORN TO before me on Sept 28th, 2020 to certify which, witnesses my hand and seal of office.



Alma Q Wall
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/19/2018 9:28:24 AM

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Permit No.: 4-962

Receipt No.: 003636

R0800-01-000-0021-21

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

Eladio Alvarado Ibarra

KAMRAN AISHA AMY

4906 CARDINAL LANE

EDINBURG, TX 78541

(956) 207-0294

(956) 207-0294

[1] Contractor: SELF

[2] Water System: Sharyland WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 801Sq.Ft.

[5] Legal Description: RAMSEYER GARDENS #1 E199'-W522'-
N25' LOT 21 & E199'-W522'-S100' LOT 22 A/K/A TR 10 0.57AC

NET

[6] Location: M.CRISTO & McCOLL

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$22000

[10] Flood Zone: No

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side W60', Side E6', Corner '

Special Conditions: **MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS**

Description: Permit 4-962

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 1856

Payment: \$30.00

Change Due: \$0.00

Application: alex.antons

Inspector: aaron.hernandez

Receipt: alexantons

Cashier

Date

7/19/18

[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.

Aisha Kamran
Signature of Owner or Applicant

7/19/18
Date

Charge To: VLTC

GF# 168473

XO

20-183

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.

Special Warranty Deed with Vendor's Lien

Date: July 17, 2020

Grantor: AISHA AMY KAMRAN, a single person

Grantor's Mailing Address: 4906 Cardinal Lane
Edinburg, Texas 78542
Hidalgo County

Grantees: ELADIO ALVARADO IBARRA, a single person

Grantees' Mailing Address: 619 Southern Street
Edcouch, Texas 78538
Hidalgo County

Consideration: Ten Dollars and other good and valuable consideration and a note of even date executed by Grantee and payable to the order of AISHA AMY KAMRAN, a single person, in the principal amount of SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$67,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantees to XAVIER ORNELAS, Trustee.

Property (including any improvements):

The East 199.00 feet of the West 522.00 feet of the North 25.00 feet of Lot Twenty-One (21) and the East 199.00 feet of the West 522.00 feet of the South 100.00 feet of Lot Twenty-Two (22), RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 16, 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 and Exceptions to Conveyance and Warranty:


- a. Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
- b. Roads, easements and reservations as shown on the map and dedication of Ramseyer Gardens Subdivision, recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.
- c. Subject to any portion of subject property described herein lying within canal right of way.
- d. Right of Way easement in favor of Trunkline Gas Company as shown by instrument dated July 6, 1950, recorded in Volume 696, Page 519, Deed Records of Hidalgo County, Texas.
- e. Right of Way easement in favor of Trunkline Gas Company as shown by instrument dated November 14, 1952, recorded in Volume 760, Page 87, Deed Records of Hidalgo County, Texas.
- f. Right of Way easement in favor of Central Power and Light Company as shown by instrument dated January 18, 1980, recorded in Volume 1666, Page 533, Deed Records of Hidalgo County, Texas.

- g. Right of Way easement in favor of Southwestern Bell Telephone Company as shown by instrument dated July 13, 1983, recorded in Volume 1851, Page 901, Official Records of Hidalgo County, Texas.
- h. Road and Utility easement as shown by instrument dated December 10, 1983, recorded in Volume 1909, Page 383, Official Records of Hidalgo County, Texas.
- i. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 31, 1979, recorded in Volume 384, Page 351, Volume 384, Page 355, Volume 384, Page 837, Volume 384, Page 843, Volume 384 Page 851, Volume 384, Page 864, dated August 21, 1979, recorded in Volume 385, Page 741, Volume 385, Page 745, and Volume 385, Page 882, dated September 10, 1979, recorded in Volume 386, Page 238, Volume 385, Page 282, and Volume 385, Page 286, dated September 25, 1979, recorded in Volume 385, Page 42, dated September 26, 1979, recorded in Volume 385, Page 737, and Volume 385, Page 890, and dated October 23, 1979, recorded in Volume 387, Page 234, all in the Oil and Gas Records, and dated November 7, 1983, recorded in Volume 1924, Page 494, Official Records, Hidalgo County, Texas.
- j. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 19, 1983, recorded in Volume 427, Page 411, and Volume 427, Page 424, dated February 18, 1983, recorded in Volume 427, Page 431, dated February 24, 1983, recorded in Volume 427, Page 827, dated February 25, 1983, recorded in Volume 428, Page 460, and dated February 28, 1983; recorded in Volume 427, Page 663, and Volume 427, Page 825, all in the Oil and Gas Records of Hidalgo County, Texas, and subsequent transfers thereof recorded in the Oil and Gas Records of Hidalgo County, Texas.
- k. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Metano Energy, LP, filed on July 27, 2005, under Document Numbers 1501846, 1501847, 1501848, 1501849, 1501850, 1501851, 1501852, 1501853, 1501854, 1501856, and 1501857, filed August 18, 2005 under Document Numbers 1510676, 1510677, 1510678, 1510679, filed September 21, 2005 under Document Numbers 1523281, 1523282, and 1523283, filed December 7, 2005 under Document Numbers 1553186, filed December 30, 2005 under Document Numbers 1561002, 1561003, 1561004, 1561005, 1561006, and 1561007, filed January 18, 2006 under Document Numbers 1568309, 1568310, 1568311, 1568312, and 1568313, filed February 2, 2006 under Document Numbers 1573792, 1573793, 1573794, 1573795, 1573796, and 1573798, filed March 8, 2006 under Document Numbers 1587752, 1587753, 1587754, and 1587755, filed March 23, 2006 under Document Numbers 1593547 and 1593548, filed April 20, 2006 under Document Numbers 1604808, 1604810, 1604811, 1604812, 1604813, and 1604814, and filed August 28, 2007 under Document Number 1799551, Official Records of Hidalgo County, Texas.
- l. Mineral and/or royalty reservation contained in Deeds dated April 13, 1962, recorded in Volume 1034, Page 302, Deed Records of Hidalgo County, Texas and dated December 10, 1983, recorded in Volume 1909, Page 383, Official Records of Hidalgo County, Texas.
- m. Any claim or allegation that the land was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
- n. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- o. Dated December 10, 1983, recorded in Volume 1909, Page 383, Official 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.

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.

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

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


AISHA AMY KAMRAN, a single person

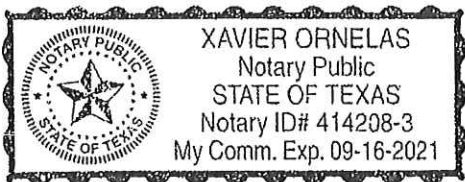
{Certificate of Acknowledgment}

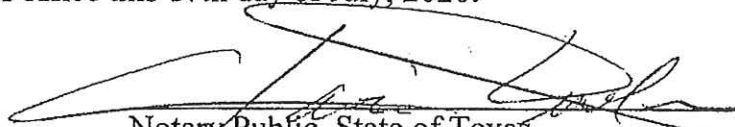
STATE OF TEXAS *

COUNTY OF HIDALGO *

Before me, a notary public in and for the state of Texas, on this day personally appeared AISHA AMY KAMRAN, a single person, 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.

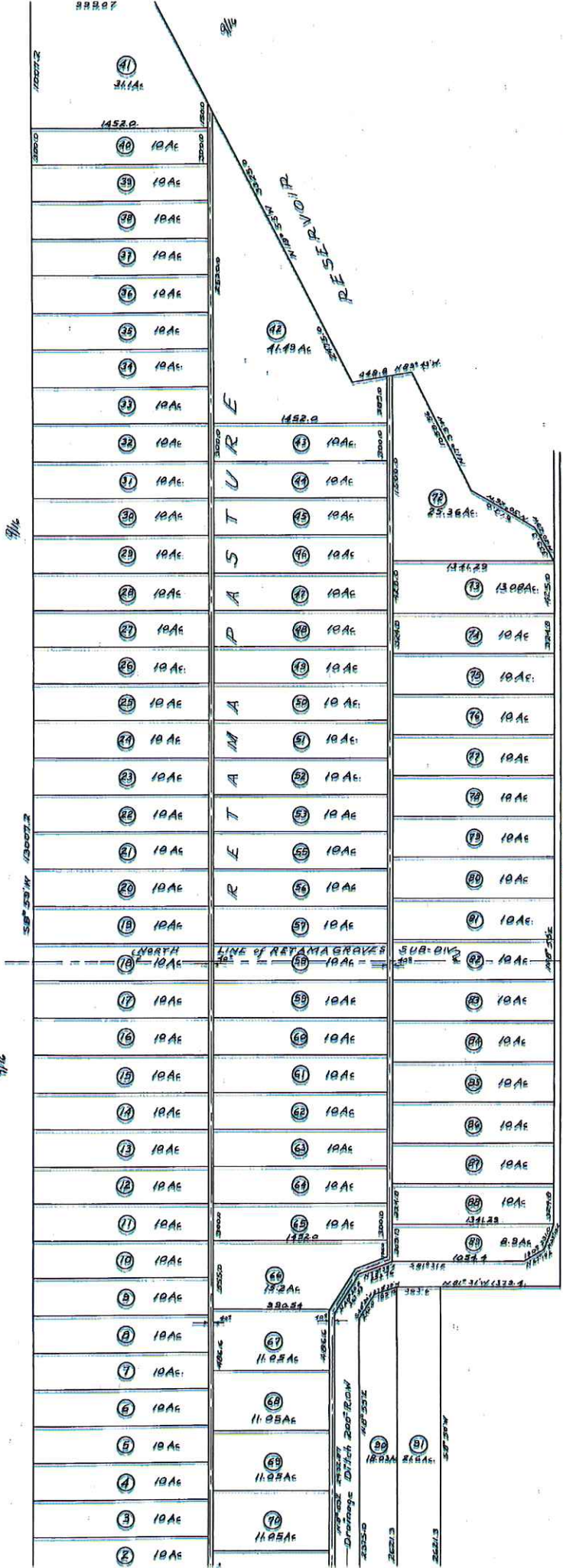
Given under my hand and seal of office this 17th day of July, 2020.




Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540
Tel: (956) 383-6251
Fax: (956) 381-8183**

88807



NOTE:
 This map encompasses certain lands of the "RAMSEYER PRESERVE"
 Sub-Division enumerated as follows: All of Block # 4 & 5. All of Lots
 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 in Block # 2, also the East 1/2 of Lots
 1, 2, 3, 4, 5, 6, 7, 8 & 9 in Block # 3. Total Acreage = 4,422.00
 The balance (687.12 Ac) of the 1000 Acres herein described is out of "Ramseyer Preserve"

Scale 1" = 400'

Note
 All dimensions are to
 E of Roads.

MAP OF RAMSEYER GARDENS OF A PART OF THE RAMSEYER TRACT HIDALGO COUNTY TEXAS

Described by Notes & Bounds as follows:

Beginning at a Point, said Point being the Intersection of the West line of R.O.W. of Hidalgo County Water & Imp District No 15 Drainage Ditch, with the Center line of the Monte Christo Road. Thence N 87° 52' E a distance of 2432.07 to a Point. Thence N 40° 24' E a distance of 367.53 to a Point. Thence N 73° 20' E a distance of 480.76 to a Point. Thence S 81° 21' E a distance of 1024.4 to a Point. Thence N 67° 10' E a distance of 1000.0 to a Point. Thence N 34° 12' E a distance of 231.0 to a Point. Thence N 0° 50' E a distance of 2022.0 to a Point. Thence N 20° 23' W a distance of 332.3 to a Point. Thence N 80° 22' W a distance of 613.0 to a Point. Thence N 17° 32' W a distance of 1022.26 to a Point. Thence N 82° 43' W a distance of 440.2 to a Point. Thence N 10° 25' W a distance of 2222.0 to a Point. Thence N 81° 32' W a distance of 922.07 to a Point. Thence S 0° 32' W a distance of 1200.2 to a Point on Center Line of Monte Christo Road. Thence along said Center Line a distance of 2462.24 to a Point and Place of beginning, Containing 8622.27 Acres ±

Beginning at a Point, said Point being the Intersection of the East R.O.W. line of the above mentioned Drainage Ditch, with the Center Line of the Monte Christo Road. Thence N 0° 22' E a distance of 2275.2 to a Point. Thence N 40° 24' E a distance of 2400.0 to a Point. Thence N 73° 20' E a distance of 1022.16 to a Point. Thence S 81° 21' E a distance of 362.6 to a Point. Thence S 0° 32' W a distance of 2221.3 to a Point on Center Line of Monte Christo Road. Thence along said Center Line a distance of 2677.5 to a Point and Place of beginning, Containing 2222.27 Acres ±. Total acreage in both Tracts is 10000.00 Acres ±

I, J. T. WARD, a Surveyor do hereby certify that the foregoing Map is true and correct as plotted by me from available data and checked upon the ground, this 8th day of April A. D. 1947

Signed *J. T. Ward*

Sworn and subscribed to before me this 8th day of April A. D. 1947

Notary Public In and for: Hidalgo County Texas

F. O. Mitchell
 F. O. Mitchell