

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ESAU SOTO	1-3755
2.		
3.		
	COMM. COURT: NOVEMBER 10 , 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
1900 Joe Stephens Ave.
Ste. A
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: 1-3755

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
Name: _____	Authorized Signature _____	Authorized Signature _____
Inspection/Permit No: _____	_____	_____
Date Approved: _____	/ /	/ /

Name: H B
ESAU SOTO A.

Address: 1430 GRUNWALD ST
DONNA TX

Phone: 956 884 17 24

Water Supplier: CITY OF DONNA

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

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

regarding the land described as:

La donna Gardens lot 49

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;
- 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 9-29-06);

(verified by _____);

(verified by _____);

(verified by _____);

(verified by _____);

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
1900 Joe Stephens Ave.
Ste. A
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: 1-3755

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: ~~ESAC~~ ESAC SOTO A.

Address: 1430 GRUNWALD ST
Downa TX

Phone: 956 884 1724

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

La Donna Gardens lot 49

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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


Requesting Party (Signature)

10/29/20
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/29/20
Date


County Official

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.

General Warranty Deed

Date: September 28, 2020

Grantor: Belen G. Sanchez-Chavez, joined proforma with her husband, Jose A. Mariscal Lopez

Grantor's Mailing Address:

Belen G. Sanchez-Chavez
916 N. 4th St.
McAllen, TX 78501

Grantee: Esau Soto and Ana Patricia Morales, a married couple

Grantee's Mailing Address:

Esau Soto
Ana Patricia Morales
1930 Grunwald St.
Donna, TX 78537

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 49, La Donna Gardens, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 51, Pages 117-119, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Restrictions filed for record on February 22, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1725311, and amended by instrument filed for record on August 13, 2007, under Clerk's File No. 1793671, and as

set forth in Deed filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 6, 2008, under Clerk's File No. 1864066 and filed for record on April 29, 2013, under Clerk's File No. 2406240 as shown in the map or plat recorded in Volume 51, Pages 117-119, Map Records of Hidalgo County, Texas, but omitting any covenant conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but not discriminate against handicapped persons.

Rights of parties in possession.

Right of way easement granted to Central Power and Light Company, by E.W. Watts, dated October 3, 1929, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 306, Page 526, Deed Records Hidalgo County, Texas.

Right of way easement granted to Donna Irrigation District, Hidalgo County No. 1, by C.W. Tyner and wife, Edith I. Tyner, dated April 7, 1961, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1035, Page 560, Deed Records Hidalgo County, Texas.

Easement for Equipment Station granted to Edith I. Tyner, by Southwestern Bell Telephone Company, dated August 11, 1988, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 2681, Page 593, Official Records, Hidalgo County, Texas.

Terms, covenants, conditions and provisions as set out in that certain Easement Agreement by and between AEP Texas Central Company, a Texas corporation and Bono Vita, Ltd., a Texas Limited Partnership, dated March 21, 2007, filed for record on April 9, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1743987.

Ten feet (10.0') Utility Easement along the West line of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records Hidalgo County, Texas.

Five foot (5.0') Electrical Easement along the North line of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Donna Irrigation District.

Easements or claims of easements which are not a part of the public record.

Twenty five feet (25.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

Fifteen feet (15.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

Six feet (6.0') or easement, whichever is greater, building set back line along the side lines of the subject land according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

No structure shall be permitted over any easement according to the Map or Plat thereof, filed for record in Volume 51, Pages 117-119, Map Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Phoenix Mutual Life Insurance Company to Carl T. Conrad, dated November 1, 1935, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 14, Page 4, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Phoenix Mutual Life Insurance Company to McCollum Oil Company, dated March 22, 1941, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 43, Page 442, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from C.W. Tyner and wife, Edith I. Tyner to E.A. Parker, dated June 8, 1956, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 188, Page 189, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Hermosa Development Company to Roy H. Bettis and G. Frederick Shepard, dated December 31, 1957, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 208, Page 297, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Edith E. Tyner, et al to Amoco Production Company, dated March 14, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 348, Page 736, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Phoenix Mutual Life Insurance Company to Amoco Production Company, dated February 14, 1974, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 348, Page 745, Oil and Gas Records, Hidalgo County, Texas.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Edith Ivey Tyner, a widow to Vastar Resources, Inc., dated April 15, 1998, filed for record on June 10, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 684720.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Tyner Minerals, a Texas general partnership to Vastar Resources, Inc., dated April 20, 1998, filed for record on June 10, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 684722.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Scout Royalty Corp. to Vastar Resources, Inc., dated February 19, 1998, filed for record on June 26, 1998, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 688712.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Sout Royalty Corp. to Ventex Oil and Gas, Inc., dated August 29, 205, filed for record on February 15, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1578945.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Tyner Minerals, a Texas general Partnership to Ventex Oil and Gas, Inc., dated September 15, 2005, filed for record on February 15, 2006, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1578946.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Phoenix Mutual Life Insurance Company to John G. Noser and Margaret Noser, dated October 21, 1943, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 522, Page 426, Deed Records, Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from John G. Noser and Margaret Noser to Natividad Garcia, dated January 15, 1945, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 551, Page 137, Deed Records Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deeds dated December 5, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 410, Page 433, and in Volume 410, Page 442, Deed Records, Hidalgo County, Texas, reference to which instrument is made for all intents and purposes.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Tyner Farms, a Texas Partnership consisting of Louella Russell; Blanche Tyner and Teresa Ann Walker to Bono Vita, Ltd., a Texas Limited Partnership, dated August 26, 2004, filed for record on September 15, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1381924, reference to which instrument is made for all intents and purposes.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deeds dated February 26, 2008, filed for record on March 6, 2008 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1864066 and dated April 9, 2013, filed for record on April 29, 2013, under Clerk's Document No. 2406240, reference to which instrument is made for all intents and purposes.

Water rights reserved in Deeds dated February 26, 2008, filed for record on March 6, 2008 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1864066 and dated April 9, 2013, filed for record on April 29, 2013, under Clerk's Document No. 2406240.

Taxes for the year 2020 and subsequent years, not yet due and payable.

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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

Belen G. Sanchez-Chavez
Belen G. Sanchez-Chavez

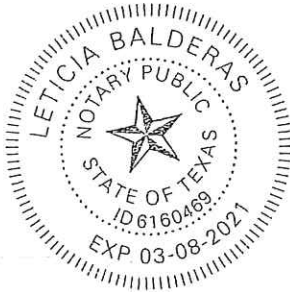
Jose A. Mariscal Lopez
Jose A. Mariscal Lopez

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on September 20, 2020, by Belen G. Sanchez-Chavez and Jose A. Mariscal Lopez.

Leticia Balderas
Notary Public, State of Texas



PREPARED AND AFTER RECORDING
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP
308 North 15th St.
McAllen, Texas 78501
Tel: (956) 631-8121
Fax: (956) 631-1489