

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Oralia B. Yerena	4-3900
2. Romualdo Garcia Jr.	4-3983
COMM. COURT: DECEMBER 8, 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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3900

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

Upon the application of:

Name: Oralia B. Verena Acosta

Address: 5103 N Mon
Mack Rd
Edinburg TX 78541

Phone: 956 292-1708

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>WRamirez</u> Authorized Signature	Final Service
Inspection/Permit No:	<u>No septic yet</u>	Authorized Signature
Date Approved:	<u>11/30/20</u>	<u>/ /</u>

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 10032789418973014
 Temporary Pole Permanent Service

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

Oralia B. Verena Acosta - owner
Ramseyer Garden No 2 / N309'-E543.67' - Lot 107
3.85 AC GR 3.71 AC NET
[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

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-3900

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

Oralia B. Yerena Acosta

Known to me [or proved to me in the oath of _____ or through
TX-DL (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:

5103 N. Mon Mac Rd Edinburg Tx 78541
Ramseyer Gardens #2 N3091 - E543071 - lot 107 3.85ac R 3.71 ac net.
[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."

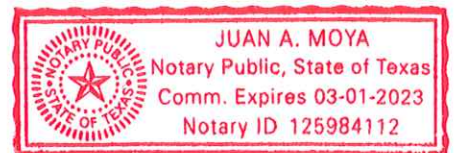
-OR-

~~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."~~

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Nov. 24, 2020, to certify which, witnesses my hand and seal of office.

Juan A. Moya
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

10/21/2020 9:54:29 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3900

Receipt No.: 014910

R0800-02-000-0107-05

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
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Fax: 956-973-7850

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

- YERENA MIGUEL ANGEL & ORALIA B
- 2624 NESSUH AVE
- EDINBURG, TX 78541
- (956) 292-1708
- (956) 292-1708
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 240Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #2 N309'-E543.67'-
LOT 107 3.85 AC GR 3.71 AC NET
- [6] Location: M. CRISTO & MONMACK
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone X

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 ALL COUNTY
 SETBACKS & REGULATIONS
 Description: Permit 4-3900
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 7384
 Payment: \$30
 Change Due: \$0.00
 Application: peter.hernandez
 Inspector: aaron.hernandez
 Receipt: peter.hernandez

Cashier

10/21/20
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

10/21/20
Date

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

Release of Lien

Date: APRIL 30, 2018

Holder of Note and Lien: VELMA R. RAMIREZ

Holder's Mailing Address: 2410 KENNEDY CIRCLE
MCALLEN, TEXAS 78501
HIDALGO COUNTY

Secured Note :

Date: MAY 2, 2011

Original principal amount: EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS
(\$85,000.00)

Borrower: MIGUEL ANGEL YERENA, JR. and ORALIA B.
YERENA

Lender: VELMA R. RAMIREZ

Note and Lien Are Described in the Following Documents:

Deed of Trust dated May 2, 2011, filed for record on June 7, 2011 and recorded under Clerk's File No. 2212600, Official Records of Hidalgo County, Texas, securing payment of one note of even date therewith in the sum of Eighty-Five Thousand and no/100 Dollars (\$85,000.00)), executed by Miguel Angel Yerena, Jr. and Oralia B. Yerena to Robert Geissler, Trustee, payable to the order of Velma R. Ramirez.

Property (including any improvements) to Be Released from Lien ("Property"):

The East 543.67 feet of Lot One Hundred Seven (107), RAMSEYER GARDENS NO. 2, Hidalgo County, Texas, as per map or plat recorded in Volume 11, Page 31, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.


Holder of Note and Lien is the owner and holder of the Note and Lien described above.

For value received, Holder of Note and Lien releases the Property from the Lien.

Holder of Note and Lien expressly waives and releases all present and future rights to establish or enforce the Lien as security for payment of any future or other indebtedness.

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.



VELMA R. RAMIREZ

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

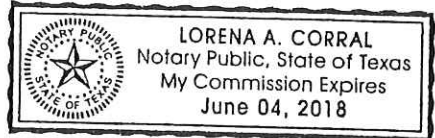
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 10th day of May, 2018, by VELMA R. RAMIREZ.



NOTARY PUBLIC, STATE OF TEXAS



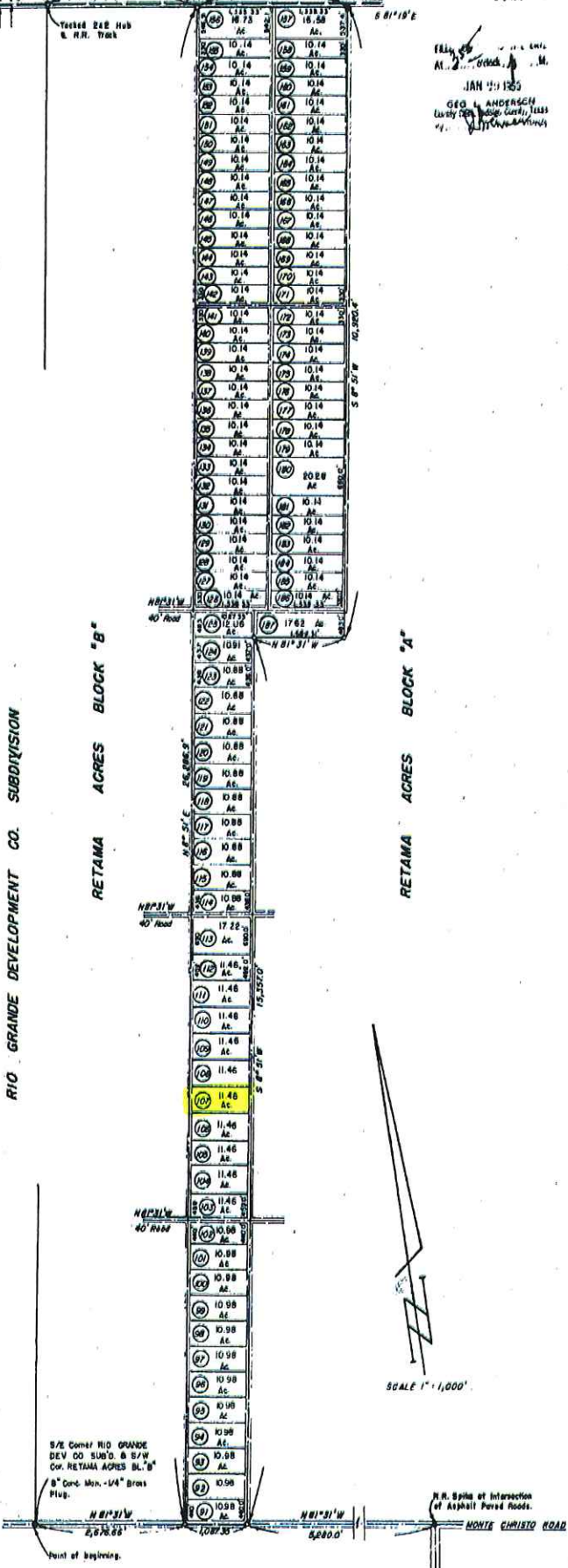
PREPARED IN THE OFFICE OF:
SLUSHER & ASSOCIATES, PLLC
4900 NORTH TENTH, SUITE E-2
McALLEN, TEXAS 78504
CS#4515

AFTER RECORDING, PLEASE RETURN TO:
SAN JACINTO TITLE RGV
4900 N. 10TH, STE. E-3
MCALLEN, TEXAS 78504

RIO GRANDE DEVELOPMENT CO. SUBDIVISION

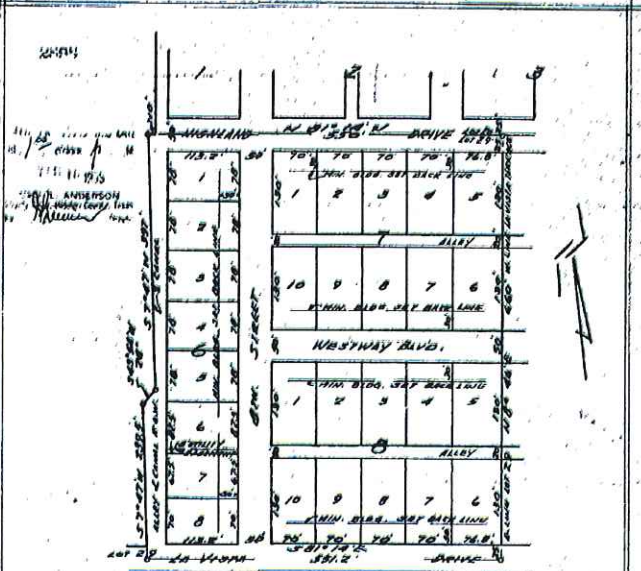
RETAMA ACRES BLOCK "B"

RETAMA ACRES BLOCK "A"



FILED
AT...
JAN 11 1955
GEO. L. ANDERSON
County Clerk, Hidalgo County, Texas

MAP OF BLOCKS 6, 7 & 8, MORNINGSIDES ADDITION MO ALLEN, TEXAS.
BEING THE SUBDIVISION OF 2.318 ACRES OF LAND LYING EAST OF CANAL IN LOT 25, S. 1/4 OF SECTION 10, TIDALGO CANAL CO'S. SUBDIVISION OF PARCELS 50, 52 AND 54, TIDALGO COUNTY, TEXAS. JAN. 10, 1953. SERIES 17-1051



STATE OF TEXAS
COUNTY OF HIDALGO
I, R. B. BUTTLE, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING PLAT AND DO HEREBY DEDICATE TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND ALLEYS THEREON SHOWN.

STATE OF TEXAS
COUNTY OF HIDALGO
SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 10th DAY OF JANUARY, 1955.
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
I HEREBY APPROVED ON THE 10th DAY OF JANUARY, 1955, BY THE MO ALLEN ZONING AND PLANNING BOARD.

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MO ALLEN, TEXAS, ON THE 10th DAY OF JANUARY, 1955.

G. L. FABIAN, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SET OUT BY SAID SURVEYOR ON THE GROUND.

SUBDIVISION PLAT OF RAMSEYER GARDENS NO. 2 HIDALGO COUNTY, TEXAS

A Subdivision of Lands out of Lot "D", RETAMA PASTURE, consisting of 817.68 Acres & 237.0 Acres out of Lot 160 of the J.J. BALLI SURVEY also known as THE BRAZIL TRACT.



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3983

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

Upon the application of:

Name: Romualdo Garcia Jr

Address: 4910 E Richardson Rd
Edinburg Tx

Phone: 979-373-7540

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
<i>[Signature]</i>	<i>[Signature]</i>	<i>WRamirez</i>
Inspection/Permit No:		Septic installed
Date Approved:	<u>1 / 1</u>	<u>11 / 25 / 20</u>

Water Supplier: N/A

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

Account/ESI No.: 1000012836
 Temporary Pole Permanent Service

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

Romualdo Garcia Jr (owner) *5.78ac tract of land atop
Tex-Mex Survey E147541-W442602 Lot # 11 Sect # 267
5.73ac AR 5.58ac net AKA TRS

[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

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956-318-2844	956-973-7850	956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-3983

**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

Romualdo Garcia Jr.

Known to me [or proved to me in the oath of _____ or through
TRM (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:

- Tex Mex Survey E.147.54 W 442.62' Lot 11 sec 267

S.72AC GR
."558AC
A.K.A TRACK 5

[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."

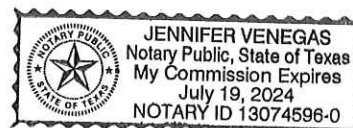
-OR-

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."

Romualdo Garcia Jr. (Signature)

SUBSCRIBED AND SWORN TO before me on November 25, 2020, to certify which, witnesses my hand and seal of office.

Jennifer Venegas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





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

11/6/2020 10:01:58 AM

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
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Permit No.: Permit 4-3983
 Receipt No.: 015157
 T2100-00-267-0011-12

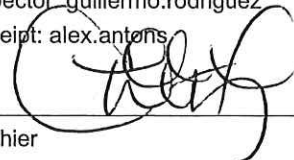
GARCIA ROMUALDO JR
 1905 N.TOWER RD
 EDINBURG, TX 78516
 (979) 373-7540
 (979) 373-7540 .

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 304Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY E147.54'-W442.62' LOT 11 SEC 267 5.72AC GR 5.58AC NET A/K/A TR 5
- [6] Location: RICHARDSON & ALAMA
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: APPLICANT MUST COMPLY WITH ALL HCPD SET BACKS AND REGULATIONS.
 Description: Permit 4-3983
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$40.00
 Change Due: \$10.00
 Application: alex.antonis
 Inspector: guillermo.rodriquez
 Receipt: alex.antonis



 Cashier

11/6/20
 Date

PROP. 10# 544849

[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.

Romualdo Garcia Jr
 Signature of Owner or Applicant

11-6-2020
 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 OF YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: January 22, 2020.

Grantor: LAURA GARCIA, a single woman.

Grantor's Mailing Address: P.O. Box 2158, Elsa, Hidalgo County, TX 78543.

Grantee: ROMUALDO GARCIA, JR., a married man as his soel and separate property.

Grantee's Mailing Address: 1905 N. Tower Rd., Alamo, Hidalgo County, TX 78516.

Consideration: TEN DOLLARS AND 00/100 (\$10.00) and other good and valuable consideration paid by Grantee herein, the receipt of which is hereby acknowledged, and a Note of even date in the principal amount of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars payable to the order of Grantor, executed by Grantee, same note is secured by a vendor's lien retained in favor of Grantor, in this deed and by a Deed of Trust of even date from Grantee to Carlos J. Garza, Trustee.

Property (including any improvements): **A 5.72 acre tract of land out of Lot 11, Section 267, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 20, Map Records of Hidalgo County, Texas; said 5.72 acres tract is more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.**

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictions on the attached Exhibit "B".
2. SAVE & EXCEPT all oil, gas, and other minerals not previously reserved;
3. SUBJECT TO the prior reservations of all oil, gas and other minerals;
4. SUBJECT TO oil, gas and mineral leases of record;
5. SUBJECT TO easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All presently recorded instruments, other than liens and conveyances, that affect the property;
7. All previously recorded easements, restrictions, conditions, covenants, and other instruments of record.
8. Taxes for 2020, the payment of which Grantee assumes.

BUYER ACCEPTS THIS PROPERTY AS IS, WHERE IS, AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND

WARRANTIES, INCLUDING, BUT NOT LIMITED TO:

- a. The physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose;
- b. The nature or quality of construction, structural design and engineering of any improvements;
- c. The quality of the labor and materials included in any improvement;
- d. The soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise
- e. All warranties created by any affirmation of fact or promise or by any description of the property;
- f. All other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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.

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.

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

Grantors:



LAURA GARCIA

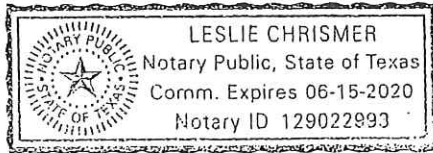
Grantee:




ROMUALDO GARCIA, JR.

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 22, 2020, by LAURA GARCIA.

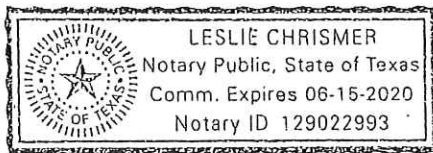





Notary Public for the State of Texas

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on January 22 2020 by ROMUALDO GARCIA, JR..





Notary Public for the State of Texas

Prepared in the Law Office of:
CARLOS J. GARZA, Attorney
161 South Texas Boulevard
Weslaco, TX 78596
956/973-9430

**ART SALINAS
ENGINEERING & SURVEYING**

5401 N. 10TH ST., SUITE 102 McALLEN, TX 78504, PH: (210) 618-5565 FAX: (210) 618-5540

ARTURO A. SALINAS, P.E., R.P.L.S.

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION: TRACT 5

A 5.72 acre tract of land out of Lot 11, Section 267, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 20, Map Records of Hidalgo County, Texas; said 5.72 acre tract is more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 11;

THENCE, South 80 degrees 47 minutes East, along the North line of said Lot 11, a distance of 295.07 feet to a point for the Northwest corner hereof and POINT OF BEGINNING;

THENCE, continuing South 80 degrees 47 minutes East, along the North line of said Lot 11, a distance of 147.54 feet to a point for the Northeast corner hereof;

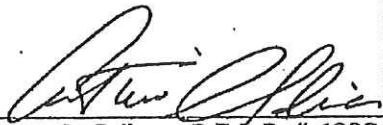
THENCE, South 8 degrees 59 minutes West, at a distance of 41.27 feet pass a set 1/2" iron rod on the South right of line of Schunior Road (F.M. 2128), at a total distance of 1687.21 feet to a set 1/2" iron rod on the South line of said Lot 11 for the Southeast corner hereof;

THENCE, North 80 degrees 51 minutes West, along the South line of said Lot 11, a distance of 147.54 feet, to a set 1/2" iron rod for the Southwest corner hereof;

THENCE, North 8 degrees 59 minutes East, at a distance of 1646.13 feet pass a set 1/2" iron rod on the South right of way line of Schunior Road (F.M. 2128), at a total distance of 1687.40 to the POINT OF BEGINNING, containing 5.72 acres, more or less, of which 0.14 acre lies in Public Road right of way.

JOB # 94-3670

DATED: 10-06-94


Arturo A. Salinas, R.P.L.S. # 4802



REG. PROF. ENGINEER

REG. PROF. LAND SURVEYOR

EXHIBIT B

It is understood that the following provisions will be set out and contained in the deed to the property conveyed to the buyer and such provisions shall constitute covenants running with the land, binding upon the buyers hereto, their heirs, executors and assigns.

NO BARS OR ON PREMISES ALCOHOL CONSUMPTION JUNK YARDS NOR SLAUGHTER OF ANIMALS SHALL BE PERMITTED AT ANY TIME

The following restrictions shall be binding for five years after the transfer of ownership by warranty deed to buyers:

1. No commercial, retail or wholesale activity of any kind shall be conducted.
2. All residential construction shall be brick veneer or better, with 200 foot front setback. (TWO HUNDRED FEET)
3. No heavy machinery or earth moving equipment, inoperable vehicles, appliances or trash, rubbish, piles of dirt, caliche or other building materials shall be permitted.
4. THE TRACT CAN BE SUBDIVIDED ONLY ONCE AND INTO TWO PROPERTIES ONLY.
5. PROPERTY SHALL BE MAINTAINED IN NEAT AND ORDERLY MANNER, WEEDS AND GRASS MOVED AT REGULAR INTERVALS.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY THAT REASONABLY MAY BE CONSIDERED AS PUBLIC NUISANCE SHALL BE CONDUCTED ON ANY LOT TRACT.

A.S. [Signature]
 G.H. [Signature]
 Dm [Signature]
 [Signature]
 [Signature]
 HGH

AD. [Signature]

Filed for Record in:
 Hidalgo County, III
 by J. D. Salinas, III
 County Clerk
 On: Oct 21, 2002 at 03:16P
 As a Recording
 Document Number: 1133212
 Total Fees : \$0.00
 Receipt Number - 453820
 By,
 Anna Smith, Deputy

**MAP SHOWING
SUB-DIVISION OF EAST 449⁰⁰ AC. OF SECTION 267
HIDALGO COUNTY, TEXAS.**

SCALE 1" = 500'

STATE OF TEXAS }
COUNTY OF HIDALGO } ss.

Know all men by these presents: That we the undersigned, being the owners of certain 640 acre Sections of land in Hidalgo County, Texas hereinafter described, have subdivided the same into smaller tracts, as is more particularly shown on plat hereto attached: The ownership of said Sections being more particularly described as follows:— John Gosner & Wm. F. Sprague, the East 449.00 acres of Section 267.

And we hereby dedicate to public use the roads as shown on this map to be used by the public exclusively, as highways only. But an express reservation is hereby made by and for the benefit of the grantors herein, of the use of said roads for the purpose of establishing, along, through or across all roads or property lines as shown by this map, telephone or telegraph lines, electric or steam railroads and canals or drainage ditches and for all such other purposes as do not conflict with the rights of passage along such highways hereby dedicated to the public.

Witness our and each of our hands this, the 17th day of April, A.D. 1914.

John Gosner
W. F. Sprague

STATE OF TEXAS }
COUNTY OF HIDALGO }

Before me, the undersigned authority on this day personally appeared John Gosner, known 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 the 17th day of April, A.D. 1914.

J. B. Clelling
Notary Public Hidalgo Co. Texas.

STATE OF TEXAS }
COUNTY OF HIDALGO }

Before me the undersigned authority, on this day personally appeared W. F. Sprague known 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 17th day of April, A.D. 1914.

W. F. Sprague
Notary Public Hidalgo Co. Texas.

STATE OF TEXAS }
COUNTY OF HIDALGO }

I, D. M. Collins, Civil Engineer and Surveyor, do hereby certify that this accompanying map is a full, true and correct map of the subdivision of said section as surveyed by me and of the lots and sections thereof as actually surveyed and platted.

Witness my hand this 17th day of April, A.D. 1914.

D. M. Collins
Civil Engineer & Surveyor

Subscribed and sworn to before me, this 17th day of April, 1914.

J. B. Clelling
Notary Public Hidalgo Co. - Texas

