

PLANNING DEPT. PCT 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	JUAN TAMEZ	1-3719
2.	RG ENTERPRISES, LLC dba G&G Contractors	1-3800
3.	JOE SOLIS	1-3918
	COMM. COURT: JANUARY 5, 2021	



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: 1-3119

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: Juan M. Tamez Jr.

Address: 8456 Hidalgo st
Monte Alto, TX
78534

Phone: 956-314-4357

Water Supplier: North Alamo

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

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

regarding the land described as:

San Jacinto Est No. 5 lot 29

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 7-1-09);

(verified by _____);

(verified by _____);

(verified by _____);

(verified by _____);

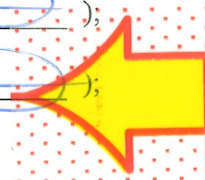
Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS' COURT
ON: _____

ATTEST:

Date

Date





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Rev. 05-18-20

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3719

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: Juan Miguel Tamiz Jr

Address: 8450 Hidalgo St
Monte Alto, Tx 78538

Phone: 956-314-4357

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

San Jacinto Est No. 5 lot 29

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

J.M. Tamiz Jr
Requesting Party (Signature)

12-21-20
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:

12/21/20
Date

[Signature]
County Official

CHARGE: VLTC
GF# 168195 / JR

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 8, 2020

Grantor: IRMA NOEMI VALADEZ and husband, JUAN JAIME VALADEZ, JR.

Grantor's Mailing Address: 18902 Salado Canyon
San Antonio, Texas 78258

Grantee: JUAN MIGUEL TAMEZ, JR., a single man

Grantee's Mailing Address: 8456 Hidalgo Avenue
Monte Alto, Texas 78538

Consideration:

TEN AND NO/100THS DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of BANK OF SOUTH TEXAS in the principal amount of ONE HUNDRED FIFTY FIVE THOUSAND SEVEN HUNDRED AND NO/100THS DOLLARS (\$155,700.00), of which, FORTY FOUR THOUSAND AND NO/100THS DOLLARS (\$44,000.00) represents funds advanced towards the purchase price for the property herein secured. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BANK OF SOUTH TEXAS and by a first-lien deed of trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

All of Lot 29, SAN JACINTO ESTATES NO. 5, an Addition to the city of Weslaco, Hidalgo County, Texas, according to the map recorded under Document Number 2009-2012515, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations to Conveyance: NONE.

Exceptions from Conveyance and Warranty:

1. Restrictive covenants dated July 10, 2009, filed July 13, 2009, under Document Number 2009-2016051, and Correction filed October 23, 2009, under Document Number 2045987, both in the Official Records and Map filed July 1, 2009, under Document Number 2009-2012515, Office of the County Clerk of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
3. Minimum floor elevations; setback lines, easements and restrictions as shown on the map of San Jacinto Estates No. 5, recorded under Document Number 2009-2012515, Office of the County Clerk of Hidalgo County, Texas.
4. Right of Way Easement in favor of American Rio Grande Land & Irrigation Company, a corporation for roads, canals, drainages, ditches, etc. as shown by instrument dated June 23, 2020, recorded in Volume 446, Page 422, Deed Records of Hidalgo County, Texas.
5. Water Service Agreement in favor of North Alamo Water Supply Corporation, a Texas Corporation as shown by instrument dated May 14, 2009, filed May 14, 2009, under Document Number 2009-1998593, Official Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated August 16, 1938, recorded in Volume 446, Page 422, Deed Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated March 8, 2007, filed March 27, 2007, under Document Number 2007-1738977, Official Records of Hidalgo County, Texas.

8. Mineral and/or royalty reservation contained in deed dated October 18, 2013, filed December 12, 2013, under Document Number 2013-2471259, Official Records of Hidalgo County, Texas.
9. All water rights reserved as shown by instrument dated October 18, 2013, filed December 12, 2013, under Document Number 2013-2471259, Official Records of Hidalgo County, Texas.
10. Visible and apparent easements on or across the property herein described.
11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
12. 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.
13. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

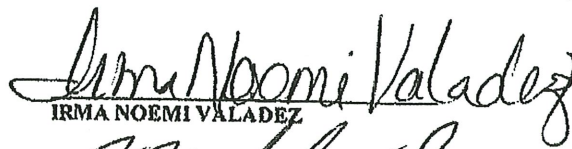

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

BANK OF SOUTH TEXAS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANK OF SOUTH TEXAS and are transferred to BANK OF SOUTH TEXAS without recourse against Grantor.

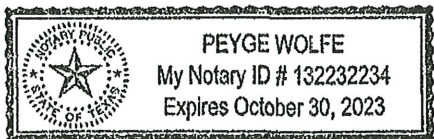
When the context requires, singular nouns and pronouns include the plural.

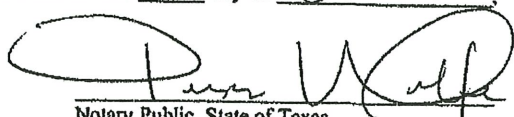

 IRMA NOEMI VALADEZ

 JUAN JAIME VALADEZ, JR.

STATE OF TEXAS §

COUNTY OF Bexar §

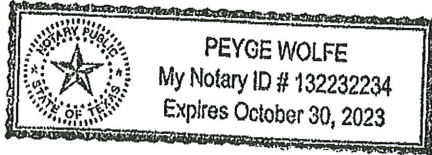
This instrument was acknowledged before me on this 8th day of October, 2020, by IRMA NOEMI VALADEZ.

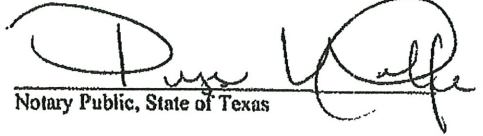



 Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me on this 8th day of October,
2020, by JUAN JAIME VALADEZ, JR.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
JEFFERSON A. CRABB
6013 N. 10th Street/P.O. Box 720032
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
JUAN MIGUEL TAMEZ, JR.
8456 Hidalgo Avenue
Monte Alto, Texas 78538



Chapter 232, Texas Local Government Code

10/20/2020 11:50:20 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. 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 1-3719
Receipt No.: 014896
S0669-05-000-0029-00

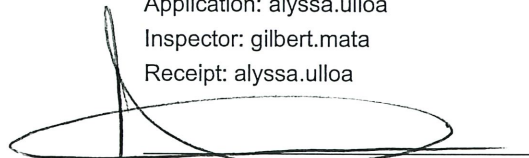
TAMEZ JUAN MIGUEL JR
8456 HIDALGO AVE
MONTE ALTO , TX 78538
(956) 314-4357
(956) 975-0917

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2288Sq.Ft.
- [5] Legal Description: SAN JACINTO ESTATES NO. 5 LOT 29
- [6] Location: ML 4 & ML 13 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$162000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side N10', Side S6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3719
Price: \$30.00

Total Amount.....\$30.00


Method of Payment: Check
Check/M.O.#: 1024
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.mata
Receipt: alyssa.ulloa


Cashier

10/20/20
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

10/20/20
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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3800

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: RG Enterprises, LLC
DBA G+G Contractors

Address: 711 E. Wisconsin Rd
Edinburg, TX 78539

Water Supplier: NAWSC

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

Phone: 956-283-7040

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

regarding the land described as: Lot 21 Resaca Escondida Subdivision

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 7-26-05);

(verified by _____);

(verified by _____);

(verified by _____);

(verified by _____);

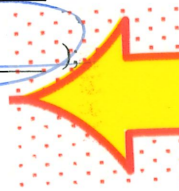
Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS' COURT
ON: _____

ATTEST: _____

Date

Date





PLANNING DEPARTMENT

Rev. 05-18-20

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3800

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: RG Enterprises, LLC dba G+G Contractors

Address: 711 E. Wisconsin Rd
Edinburg, TX 78539

Phone: 956-283-7040

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

Lot 21 Resaca Escondida Subdivision

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

12/17/2020
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit Company Agreement - TDLA4

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

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

12/17/20
Date

[Signature]
County Official

Warranty Deed

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.

Date: October 20, 2020

Grantor: Raul Martinez and wife Marisa Martinez

Grantor's Mailing Address:

P.O. Box 31
Elsa, Tx 78543
Hidalgo County

Grantee: RG Enterprises, LLC dba G&G Contractors

Grantee's Mailing Address:

711 E. Wisconsin Rd.
Edinburg, Tx 78539
Hidalgo County

Consideration:

For and in consideration Grantor hereby conveys, grants, and warranties to Grantee the land legally described, free and clear with Warranty.

Property (including any improvements):

Lot Number Twenty-one (21), Resaca Escondida Subdivision, an Addition to the City of Elsa, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 48, Page 102, Map Records, Hidalgo County, Texas.

Other Exceptions to Conveyance and Warranty:

1. Restrictions, recorded in Volume 1537, Page 364; volume 1527, Page 508; and Volume 1784, Page 804, Deed Records; and Volume 48, Page 102 Map Records, Hidalgo County, Texas.
2. All the oil, gas and other minerals, in , under or that may be produced from the subject property are excepted herefrom in instrument recorded in Volume 1479, Page 658, Deed Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Lease dated June 14, 1984, recorded in Volume 2051, Page 951, and dated July 3, 1984, recorded in Volume 2051, Page 907, Oil and Gas Records, Hidalgo County, Texas.
4. Easement for Water Pipeline granted to North Alamo Water Supply Corporation, as set forth in instrument recorded in Volume 1260, Page 667, Deed Records, Hidalgo County, Texas (blanket).
5. Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9 (blanket).
6. Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; twenty foot (20') or to easement line whichever is greater minimum setback line along the rear; ten foot (10') minimum setback line along the sides; ten foot (10') utility easement along the front and side adjoining street and thirty foot (30') easement across the rear; as per map or plat thereof recorded in Volume 48, Page 102, Map records, Hidalgo County, Texas.
7. Easements, or claims of easements, which are not recorded in the public records.

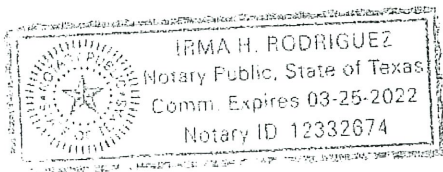
By Raul Martinez
Raul Martinez, Grantor

By Marisa Martinez
Marisa Martinez, Grantor

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

SWORN AND SUBSCRIBED before me on this the 20 day of October, 2020 by Raul Martinez, and wife Marisa Martinez.

[Signature]
Notary Public



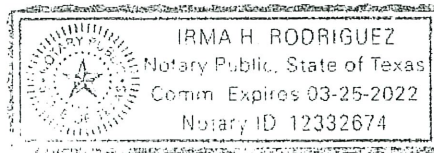
RG Enterprises, LLC dba G&G Contractors

By [Signature]
Rene Garza, Grantee
Its: Owner

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

Before me the undersigned authority, on this the 20 day of October, 2020 personally appeared Rene Garza to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Rene Garza executed the same as the act of RG Enterprises, LLC dba G&G Contractors, a Texas limited liability company, as its Owner, for the purposes and consideration therein expressed.

[Signature]
Notary Public



AFTER RECORDING, RETURN TO:

RG Enterprises, LLC dba G&G Contractors
711 E. Wisconsin Rd.
Edinburg, Tx 78539



Chapter 232, Texas Local Government Code

11/13/2020 11:01:15 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

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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-3800

Receipt No.: 015274

R2057-00-000-0021-00

RG ENTERPRISES
711 E WISCONSIN RD
EDINBURG , TX 78539
(956) 283-7040
(956) 283-7040

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2769Sq.Ft.
- [5] Legal Description: RESACA ESCONDIDA LOT 21
- [6] Location: FM 88 & ML 14 1/2
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 10', Side 10', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3800
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$40.00

Change Due: \$10.00

Application: alyssa.ulloa

Inspector: gilbert.mata

Receipt: alyssa.ulloa

Cashier

11/13/20
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 of Applicant

11-13-20
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: 1-3918

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: Joe Solis

Address: 2321 West Pike
Blvd lot #6
Weslaco TX 78596

Phone: 968-4323

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

Water Supplier: City of Weslaco

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

Account/ESI No.: 100-32789451148711
[] Temporary Pole [] Permanent Service

regarding the land described as:

Garcia oak Est lot 2

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 8-3-20);

(verified by _____);

(verified by _____);

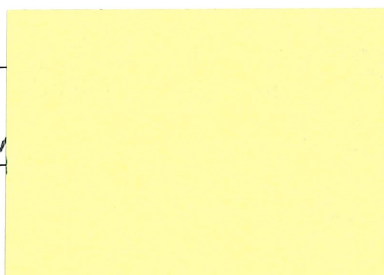
(verified by _____);

(verified by _____);

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS' COURT
ON: _____

ATTEST: /



Date

Date





PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
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Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4
1-3918

T.J. Arredondo, CFM
Director of Planning

Application No: _____

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: Joe Solis

Address: 2321 West Pike Blvd
lot # 6

Phone: 968-4323

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

Garcia oak Est lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Joe Solis
Requesting Party (Signature)

12/21/20
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:

12/21/20
Date

[Signature]
County Official

SIERRA T.

CLOSER 3/8/20

Notice of Confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

**WARRANTY DEED
WITH VENDOR'S LIEN**

Date: September 15, 2020

Grantor: Jose Luis Garcia and wife, Nora C. Garcia

Grantor's Mailing Address (including county):

P.O. Box 1709
Weslaco, Texas 78596
Hidalgo County, Texas

Grantee: Joe Armando Solis, a married man

Grantee's Mailing Address (including county):

2321 W. Pike Blvd., Lot #6
Weslaco, Texas 78596
Hidalgo County, Texas

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a Note of even date executed by Grantee and payable to the order of RIO BANK, 1655 N. 23rd Street, McAllen, Texas 78501-6736 in the principal amount of TWENTY THOUSAND DOLLARS AND NO CENTS (\$20,000.00) DOLLARS. The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of RIO BANK and by a first-lien Deed of Trust of even date from Grantee to Brian A. Humphreyes, Jr., Trustee.

Property (including any improvements):

Lot 2, GARCIA OAKS ESTATES, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the Plat or Map thereof filed for record on August 3, 2020, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 3135386.

Reservations from and Exceptions to Conveyance and Warranty:


1. Restrictive Covenants as contained in instrument filed for record on December 21, 1994, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 426570, and Restrictions as shown on plat filed for record on August 3, 2020, under Clerk's File No. 3135386.
2. Right of way easement granted to Central Power and Light Company, by Virginia Brown, et al, dated March 6, 1995, filed for record on June 12, 1995, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 457169.
3. Fifteen foot (15.0') utility easement along the East and West lines of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
4. City of Weslaco utility easement along the West fifteen (15') feet of the East thirty (30') of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
5. Easements and Conditions as shown on the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
6. Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
7. Easements or claims of easements which are not a part of the public record.

8. Forty foot (40.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
9. Twenty five foot (25.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
10. Six foot (6.0') building set back line along the side lines of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 3135386.
11. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated April 1, 1971, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 332, Page 45, Oil and Gas Lease Records Hidalgo County, Texas.
12. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated July 30, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 407, Page 219, Oil and Gas Lease Records Hidalgo County, Texas.
13. Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, dated July 22, 1981, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 406, Page 292, Oil and Gas Lease Records Hidalgo County, Texas.
14. Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed dated January 17, 1950, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 679, Page 10, Deed Records Hidalgo County, Texas.
15. 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.

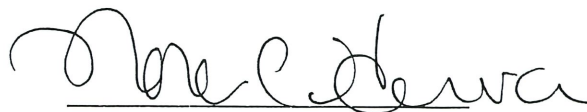
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 shall become absolute.

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



Jose Luis Garcia



Nora C. Garcia

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 15th day of September, 2020, by Jose Luis Garcia.

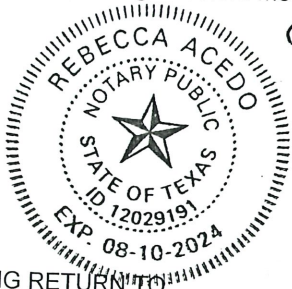


Rebecca Acedo
Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 15th day of September, 2020, by Nora C. Garcia.



Rebecca Acedo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Offices of David A. Ewers, P.C.
323 Nolana
McAllen, Texas 78504

PREPARED BY:

Law Offices of David A. Ewers, P.C.
323 Nolana
McAllen, Texas 78504

WDVL-THIRD PARTY.wpd



Chapter 232, Texas Local Government Code

12/21/2020 1:54:55 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-3918
Receipt No.: 015831
G062400-00-000-0002-00

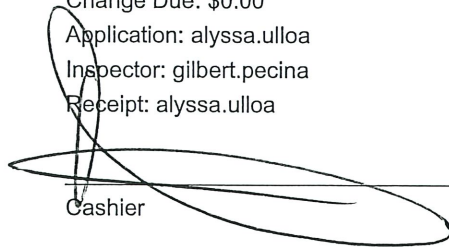
SOLIS JOE A
2321 W PIKE BLVD LOT #6
WESLACO , TX 78596
(956) 968-4323
(956) 969-6840

- [1] Contractor: SELF
- [2] Water System: City of Weslaco
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 924Sq.Ft.
- [5] Legal Description: GARCIA OAK ESTATES LOT 2
- [6] Location: MILANOS & MILE 7 N.
- [7] Sewage: City of Weslaco
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$6000
- [10] Flood Zone: Zone X (Shaded)

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-3918
Price: \$30.00

Total Amount.....\$30.00

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Check/M.O.#:
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Application: alyssa.ulloa
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Cashier

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Date

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Signature of Owner or Applicant

12/21/20
Date