

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY

	APPLICANT	APPLICATION NO.
1.	BENITO CARRILLO	1-2998
2.	MARIA PUENTES	1-3269
3.	RAUL GARCIA	1-4072
	COMM. COURT: FEBRUARY 16, 2021	



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2998

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

Upon the application of:

Name: Benito Carrillo

Address: Rebecca 1.06 Ac
Lot 8.
mile 1 1/2 + mile 10 N.

Phone: 956 7786002

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>01 12 2021</u>

Water Supplier: North Alamo

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

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

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

Benito Carrillo, Residential Land
Location mile 1 1/2 + mile 10 N. Rebecca 1.06 Acre Lot 8.

[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
County of Hidalgo

Rev. 01-08-20

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-2998

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

Benito Carrillo

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

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

Rebecca 1.06AC Lot 8, Mile 1 1/2 & Mile 10 N."

[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."

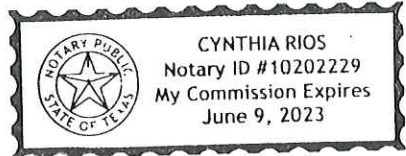
-OR-

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."

Benito Carrillo (Signature)

SUBSCRIBED AND SWORN TO before me on May 6, 20 20 to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



CHARGE SIERRA TITLE
STC/L2 GF#3176597

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

Date: **April 13, 2018**

Grantor: **JOLYNN VILLANUEVA, a single women**

Grantor's Mailing Address: **4206 Jose Eloy Pulido Street
Mercedes, Texas 78570
Hidalgo County**

Grantee: **BENITO CARRILLO**

Grantee's Mailing Address: **10800 Mile 2 West, Apt. No. 5
Mercedes, Texas 78570
Hidalgo County**

Consideration: **Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.**

Property (including any improvements):

Lot 8, REBECCA SUBDIVISION, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 21, Page 120, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: **None**

Exceptions to Conveyance and Warranty:

- 1. Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Irrigation District No. 9.**
- 2. Reservation of oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed dated February 28, 1942, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 494, Page 178, Deed Records, Hidalgo County, Texas.**
- 3. Taxes for 2018 and subsequent years, the payment of which Grantee assumes.**

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.

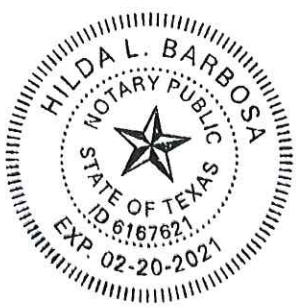
When the context requires, singular nouns and pronouns include the plural.

Jolynn Villanueva

JOLYNN VILLANUEVA

STATE OF TEXAS §
 § **Acknowledgment**
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 13th day of April, 2018, by JOLYNN VILLANUEVA.



Hilda L. Barbosa

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

BARRY E. JONES
324 W. 3rd Street
Mercedes, Texas 78570

BEJ#2018-037
G.F. 3176597

U:\REAL ESTATE\2018 RE Files\Carrillo, Benito purchase from Villanueva\WARRANTY DEED.wpd

PREPARED IN THE LAW OFFICE OF:

BARRY E. JONES



Chapter 232, Texas Local Government Code

4/27/2020 10:10:35 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 1-2998
Receipt No.: 011741
R1350-00-000-0008-00

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

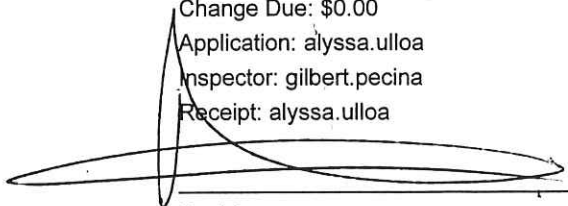
CARRILLO BENITO
10800 MILE 2 W APT NO. 5
MERCEDES, TX 78570
(956) 778-6002
(956) 778-6002

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: REBECCA 1.06AC LOT 8
- [6] Location: mile 1 1/2 & mile 10 n.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [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 15', Side 6', Side 6', Corner'
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-2998
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

4/27/20
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.

Benito Carrillo
Signature of Owner or Applicant

4-27-20
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
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: 1-3269

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

Upon the application of:

Name: Maria Del R. Puentes

Address: MRP 2022
2017 E. 26th
St Weslaco, TX

Phone: MRP
472-7669

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

Water Supplier: CITY OF WESLACO

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

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

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

Coellar^{ut} 2 Lot 6 Blk. 6

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
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Precinct No. 1 Substation
1900 Joe Stephens Ave.
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956-205-7045
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-3269

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

Maria Del R. Puentes

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

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

Cellar # 2, Lot 6, Blok 6"

[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]

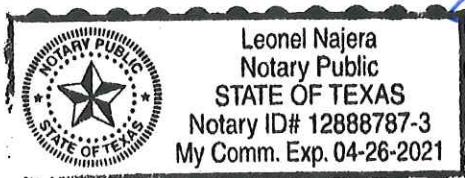
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

maria Puentes (Signature)

SUBSCRIBED AND SWORN TO before me on FEB 8TH, 2021, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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. CHAPTER 11 SECTION 1.008, TEXAS PROPERTY CODE.

General Warranty Deed

Date: August 20, 2015.

Grantor: MARIA DELCARMEN SAUCEDA and husband JUAN PABLO SAUCEDA.
Grantor's Mailing Address: 2017 E. 26th St., Weslaco, Hidalgo County, TX 78596.

Grantee: MARIA DEL ROSARIO PUENTES, a married woman as her sole and separate property.
Grantee's Mailing Address: 2017 E. 25th St., Weslaco, Hidalgo County, TX 78596.

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements): LOT 6, BLOCK 6, CUELLAR SUBDIVISION, UNIT 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

Grantor acquired this property by Tax Resale Deed SUBJECT to covenant, condition and restrictions as recorded under Document Number 2086809, Hidalgo County, Texas.

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

GRANTORS:


MARIA DELCARMEN SAUCEDA


JUAN PABLO SAUCEDA

STATE OF TEXAS
COUNTY OF HIDALGO

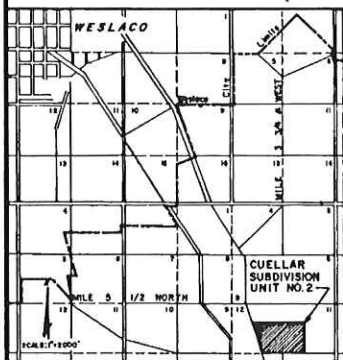
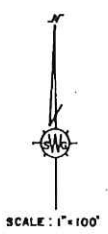
§
§

This instrument was acknowledged before me on August 20, 2015, by MARIA DELCARMEN SAUCEDA and JUAN PABLO SAUCEDA.



Liz Martinez

Notary Public for the State of TEXAS



CUELLAR SUBDIVISION UNIT NO. 2

THE CUELLAR SUBDIVISION UNIT NO. 2 BEING A TRACT OR PARCEL OF LAND CONTAINING 24.66 GROSS ACRES, MORE OR LESS, SITUATED IN AND A PART OF FARM TRACT NO. 772, BLOCK 137, WEST ADAMS TRACT, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS.

BEGINNING AT THE NORTHEAST CORNER OF THIS CUELLAR SUBDIVISION UNIT NO. 2 WHICH IS 450.00 FEET SOUTH OF THE NORTHEAST CORNER OF CUELLAR SUBDIVISION UNIT NO. 1;

THENCE, SOUTH A DISTANCE OF 870.00 FEET TO AN IRON PIN FOR THE SOUTHEAST CORNER OF THIS SUBDIVISION;

THENCE, WEST A DISTANCE OF 1069.43 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF FARM TRACT 772;

THENCE, N. 20° 47' 03" W. A DISTANCE OF 930.56 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF CUELLAR SUBDIVISION UNIT NO. 1;

THENCE, EAST A DISTANCE OF 1599.63 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS ARE 24.66 GROSS ACRES, MORE OR LESS.

11557

APPROVED FOR RECORDING
 Hidalgo County Clerk's Office
 by *Donna Walker*
 Date 4-9-79

NOTE:
 1. SET BACK LINE FOR BUILDING 30' FRONT
 2. MINIMUM FLOOR ELEVATION 73.00
 3. TRAVEL TRAILER OR MOBILE HOMES WILL NOT BE PERMITTED IN THIS SUBDIVISION.

Minimum floor elevation must be 18 inches above maximum ground level

STATE OF TEXAS
 COUNTY OF HIDALGO

I, WILLIAM H. SHEA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

WITNESS MY HAND AND SEAL THIS 21st DAY OF September, 1978



William H. Shea, P.E.
 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS THE CUELLAR SUBDIVISION UNIT NO. 2 SUBDIVISION TO HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY APPROVE AND ADOPT THE ACCOMPANYING MAP OF SAID SUBDIVISION AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND ALL PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

A. C. Cuellar
 OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A. C. CUELLAR, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF October, 1978

Bessie L. Bell
 NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

THIS PLAN OF THE CUELLAR SUBDIVISION UNIT NO. 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 11 DAY OF October, 1978
 BY CHAIRMAN *Clay R. Williams*
 ATTEST: SECRETARY *Lawrence R. Smithville*

THIS PLAN OF THE CUELLAR SUBDIVISION UNIT NO. 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 12 DAY OF October, 1978
 MAYOR *Joe W. Sandy*
 SECRETARY *Helen Adams*

Recorded in Book 21 page 2
 of the map records of Hidalgo County, Texas
 Charles L. Nelson
 County Surveyor

STATE OF TEXAS
 COUNTY OF HIDALGO

AUTHORIZED AND APPROVED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS IN REGULAR SESSION THIS _____ DAY OF _____, 19__

COUNTY JUDGE

FILED FOR RECORDING THIS DATE
 APR 9 1979

APPROVED FOR RECORDING BY
 COMMISSIONERS COURT
 This the 11th day of April, 1979
 SANTOS SALDANA County Clerk
 Hidalgo County, Texas
 By *Santos Saldana*



Chapter 232, Texas Local Government Code

6/30/2020 9:16:37 AM

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 1-3269
Receipt No.: 012978
C9600-02-006-0006-00

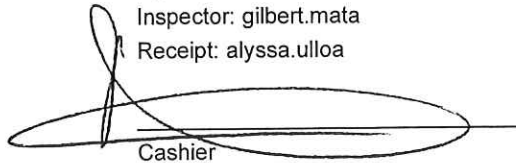
PUENTES MARIA DEL ROSARIO
2017 E 25TH ST
WESLACO, TX 78596
(956) 472-7669
(956) 472-7669

- [1] Contractor: self
- [2] Water System: City of Weslaco
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 1120Sq.Ft.
- [5] Legal Description: CUELLAR UT NO. 2 LOT 6 BLK 6
- [6] Location: Airport & ML 5 1/2
- [7] Sewage: City of Weslaco
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$23900
- [10] Flood Zone: Zone B

Community Panel Number: 4803340525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks and regulations
Description: Permit 1-3269
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

6/30/20
Date

Property ID# 1810310

[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.

Maria Puentes
Signature of Owner or Applicant

6/30/20
Date



PLANNING DEPARTMENT

County of Hidalgo

Raul Garcia

Rev. 05-18-20

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: 1-4072

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

Upon the application of:

Name: Raul Garcia

Address: 512 W. Roosevelt Rd.
Donna, Tx 78537

Phone: (956) 678-9627

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

Water Supplier: North Alamo W.S.C

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

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

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

HILL HALBERT E 182.24' - W 482.24' - S 400' - N 807.91' BLK 104
0.84 AC A/K/A TRACT 445 1.68 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

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
1900 Joe Stephens Ave.
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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: 1-4072

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

Raul Garcia

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

HILL HALBERT E. 182.24' - W 182.24' - S 400' - N 807.91' BLK 104 0.84 AC AKA TRACT 445 ."
1.68 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."~~

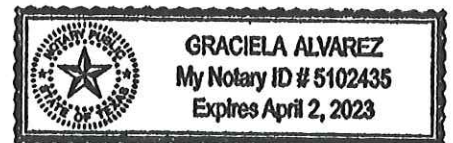
-OR-

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 Feb. 8, 2021, to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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 GIFT DEED

Date: April 26, 2016

Grantor: ROGELIO GARCIA, as his sole and separate property

Grantor's Mailing Address: 512 W. ROOSEVELT RD., DONNA, TEXAS 78537
HIDALGO COUNTY

Grantee: RAUL GARCIA, as his sole and separate property

Grantee's Mailing Address: 706 E. 8TH STREET, WESLACO, TEXAS 78596
HIDALGO COUNTY

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

TRACT 4- 0.84 GROSS ACRES LOT 104, HILL-HALBERT TRACT HIDALGO COUNTY, TEXAS

SEE ATTACHED EXHIBIT "A"

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for prior and current years, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

Grantor grants and conveys the Property to Grantee as separate property.

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

Rogelio Garcia
ROGELIO GARCIA

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 26th, 2016, by
ROGELIO GARCIA.



Laura Flores
Notary Public, State of Texas
My commission expires: 08-25-2018

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

THE LAW OFFICE OF DAMIAN C. OROZCO, P.C.
1138 E. Expressway 83, Suite C.
Pharr, Texas 78577
Tel: (956) 782-5447
Fax: (956) 782-5448

METES AND BOUNDS DESCRIPTION:

**TRACT 4 - 0.84 GROSS ACRES
LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS**

A TRACT OF LAND CONSISTING OF 0.84 GROSS ACRES, MORE OR LESS, OUT OF AND FORMING A PART OF THAT TRACT OF LAND KNOWN AS A 5.0 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 104, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.84 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST LINE OF SAID 5.0 ACRE TRACT LYING WITHIN THE RIGHT-OF-WAY OF F.M. 1423 FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID ROD BEING LOCATED SOUTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 330.0 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT AND THENCE, NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 512.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 104;

(1) THENCE, NORTH 00 DEGREES 24 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 89 DEGREES 36 MINUTES EAST, ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF SAID 5.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 162.24 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE EXPRESSLY RESERVED AS AN INGRESS-EGRESS EASEMENT FOR THE LIFE OF THE USE.

EXHIBIT "A"

Rogelio Garcia

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 GIFT DEED

Date: April 26, 2016

Grantor: DAVID GARCIA, as his sole and separate property

Grantor's Mailing Address: 508 W. ROOSEVELT RD., DONNA, TEXAS 78537
HIDALGO COUNTY

Grantee: RAUL GARCIA, as his sole and separate property

Grantee's Mailing Address: 706 E. 8TH STREET, WESLACO, TEXAS 78596
HIDALGO COUNTY

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

TRACT 5- 0.84 GROSS ACRES LOT 104, HILL-HALBERT TRACT HIDALGO COUNTY, TEXAS

SEE ATTACHED EXHIBIT "A"

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for prior and current years, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

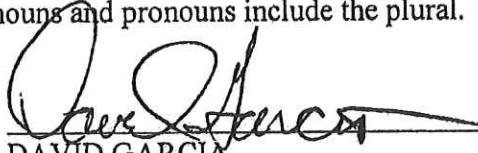
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

Grantor grants and conveys the Property to Grantee as separate property.

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

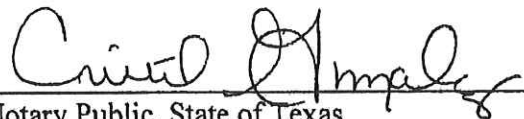


DAVID GARCIA

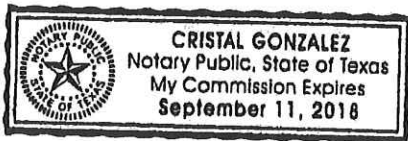
STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 2th, 2016, by DAVID GARCIA.



Notary Public, State of Texas
My commission expires: September 11, 2018



PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

THE LAW OFFICE OF DAMIAN C. OROZCO, P.C.
1138 E. Expressway 83, Suite C.
Pharr, Texas 78577
Tel: (956) 782-5447
Fax: (956) 782-5448

METES AND BOUNDS DESCRIPTION:

**TRACT 5 - 0.84 GROSS ACRES
LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS**

A TRACT OF LAND CONSISTING OF 0.84 GROSS ACRES, MORE OR LESS, OUT OF AND FORMING A PART OF THAT TRACT OF LAND KNOWN AS A 5.0 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 104, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.84 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST LINE OF SAID 5.0 ACRE TRACT LYING WITHIN THE RIGHT-OF-WAY OF F.M. 1423 FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID ROD BEING LOCATED SOUTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 330.0 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT AND THENCE, NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 712.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 104;

(1) THENCE, NORTH 00 DEGREES 24 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 89 DEGREES 36 MINUTES EAST, ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF SAID 5.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 162.24 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE EXPRESSLY RESERVED AS AN INGRESS-EGRESS EASEMENT FOR THE LIFE OF THE USE.

EXHIBIT "A"

David Garcia

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.

LIFE ESTATE REMAINDERMAN AFFIDAVIT

STATE OF TEXAS

:

COUNTY OF HIDALGO

:

Before me, the undersigned authority, on this day personally appeared **DAVID GARCIA** known to me to be the person who subscribed her name below, who, after having first been duly sworn by me, on oath deposes and says:

"I, **DAVID GARCIA**, reside at 508 W Roosevelt Road, Donna, Texas, 78537. I am over 18 years of age and competent to make this affidavit.

On November 20, 2014, **Benito Banda Garcia** and wife, **Juanita Jacinto Garcia** ("the Garcias") executed a Gift Deed and Reservation of Life Estate (the "Deed") conveying to David Garcia the real property located in Donna, Hidalgo County, Texas, and legally described on **Exhibit "A"** (the "Property").

The Deed was dated November 20, 2014, and recorded in Document number 2014-2565845, in the Official Records of Hidalgo County, Texas.

In the Deed, the Garcias reserved unto themselves a life estate (the "Life Estate") in the Property.

Benito Banda Garcia passed away on January 12, 2016, at eighty-six (86) years of age in McAllen, Hidalgo County, Texas, and a copy of his death certificate is attached to this Affidavit as **Exhibit "B"**.

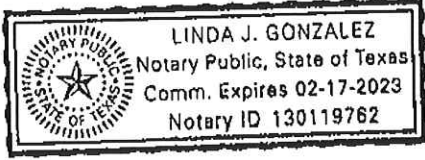
Juanita Jacinto Garcia passed away on November 30, 2018, at eighty (80) years of age in McAllen, Hidalgo County, Texas, and a copy of her death certificate is attached to this Affidavit as **Exhibit "C"**.

WITNESS my hand this the 15 day of July, 2019.



DAVID GARCIA

SUBSCRIBED AND SWORN TO before me on July 15, 2019,
by DAVID GARCIA.

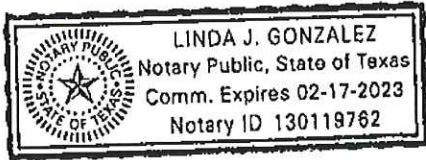


Linda J. Gonzalez
Notary Public, State of Texas

Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 15 day of July,
2019, by DAVID GARCIA.



Linda J. Gonzalez
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

Rebecca Gay Jones
JONES, GALLIGAN, KEY & LOZANO, L.L.P.
2300 West Pike Blvd., Suite 300
P.O. Drawer 1247
Westlaco, Texas 78599-1247

EXHIBIT "A"

A Tract of land out of a 5.0 acre tract out of the East 10.0 acres of the West 20.0 acres of Lot 104, Hill-Halbert Tract, Hidalgo County, Texas, according to the Plat Recorded in Volume 1, Page 36, of the Map records of Hidalgo County, Texas, being more particularly described by Metes and Bounds as follows:

Beginning at a point on the South line of said Lot 104, for the Southwest corner hereof; said corner being located South 89 Degrees 38 Minutes East, 330.0 Feet from the Southwest corner of Lot 104;

Thence North 0 Degrees 24 Minutes East, Parallel to the West line of Lot 104, at 30.0 Feet pass a found 1/2 inch iron rod on the North Right-of-Way line of Roosevelt Road at 208.08 feet in all to a set 1/2 inch iron rod for the Northwest corner hereof;

Thence South 88 Degrees 38 Minutes east, parallel to the South line of Lot 104, 130.0 Feet to a set 1/2 inch iron rod for the Northeast corner hereof;

Thence South 0 degrees 24 Minutes west, parallel to the West line of Lot 104, at 178.08 Feet pass a found 1/2 inch iron rod on the North Right-of-Way line of Roosevelt Road at 208.08 Feet in all to a Point on the South line of Lot 104 for the Southeast corner hereof;

Thence North 88 degrees West, coincident with the South line of Lot 104, 130.0 Feet to the point of beginning containing 0.82 acres, more or less, of which the west 20.0 feet are reserved for an access road easement.

WARRANTY DEED

E

Date: April 12, 1989

Grantor: Benito Garcia and Wife, Juanita Garcia

Grantor's Mailing Address (including county): Rt 1, Box 382-X, Donna, Hidalgo County, Texas 78537

Grantee: Benito Garcia, Jr.

Grantee's Mailing Address (including county): Rt 1, Box 382-X, Donna, Hidalgo County, Texas 78537

Consideration: FOR THE NATURAL LOVE AND AFFECTION FOR MY SON BENITO GARCIA, JR.

Property (including any improvements):

BEGINNING at a point 330 feet East and 208.06 feet North of the Southwest corner of Lot 104 Hill and Halbert Tract, Hidalgo County, Texas.

THENCE, 130 feet, South 89 degrees, 36 minutes East to a point for the Southeast corner of Tract herein described;

THENCE, North 0 degrees, 24 minutes East, 167.54 feet to a point for the Northeast corner of the Tract described;

THENCE, North 89 degrees, 36 minutes West, 130 feet to a point for the Northwest corner of the Tract described;

THENCE, South 0 degrees, 24 minutes West, to a point for the Southwest corner of the Tract herein described and the point of beginning and containing .5 acres in total.

Reservations from and Exceptions to Conveyance and Warranty:

Subject to a reservation of the West 20 feet of this Tract which is reserved as an access road easement.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Benito Garcia
Benito Garcia, Grantor

Juanita Garcia
Juanita Garcia, Grantor

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12th day of April, 1989, by Benito Garcia and Juanita Garcia.



RACHEL TORRES
Notary Public
STATE OF TEXAS
My Commission Expires 4-30-89

Rachel Torres
Notary Public, State of Texas Rachel Torres
Notary's name (printed):
Notary's commission expires: 4-30-89

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
VANBERG & FLORES
Attorneys at Law
P. O. Box 1076
Mercedos, Texas 78570

W. Flores
PREPARED IN THE LAW OFFICE OF:
VANBERG & FLORES
Attorneys at Law
P. O. Box 1076
Mercedos, Texas 78570

110932

FILED FOR RECORD
89 APR 21 PM 12 37
WILLIAM BILLY LEO
COUNTY CLERK
HIDALGO COUNTY TEXAS

FILED FOR RECORD
DOC# 359189 #13
12-16-1993 02:40:38
WILLIAM (BILLY) LEO
HIDALGO COUNTY

WARRANTY DEED

DOC# 359189

Date: DECEMBER 6, 1993

Grantor: BENITO B. GARCIA and wife, JUANITA J. GARCIA

Grantor's Mailing Address (including county): Rt. 1, Box 382-X 5 1/2 North Val Verde Road
and 1/2 Mile E. Roosevelt
Donna, Texas 78537

Grantee: ROGELIO GARCIA, as his sole and separate property

Grantee's Mailing Address (including county): Rt. 1, Box 382-X 5 1/2 North Val Verde Road
and 1/2 Mile E. Roosevelt
Donna, Texas 78537
Hidalgo County

Consideration:

The Love and Affection for our son, ROGELIO GARCIA

Property (including any improvements):

TRACT 4- 0.84 GROSS ACRES LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS

SEE ATTACHED EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Benito B. Garcia
Benito B. Garcia

Juanita J. Garcia
Juanita J. Garcia

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 8th day of December, 1993
by Benito B. Garcia and Juanita J. Garcia.



Connie Gonzalez
Notary Public, State of Texas
Notary's name (printed):
Connie Gonzalez
Notary's commission expires: 9/25/94

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____,
of _____,
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
Mr. Rogelio Garcia
Rt. 1 Box 382-X 5 1/2 N Val Verde Road
and 1/2 Mile E Roosevelt
Donna, Texas 78537

PREPARED IN THE LAW OFFICE OF:
Ernesto Flores, Jr., Attorney
325 W. 2nd Street
Mercedes, TX 78570

METES AND BOUNDS DESCRIPTION:

**TRACT 4 - 0.84 GROSS ACRES
LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS**

A TRACT OF LAND CONSISTING OF 0.84 GROSS ACRES, MORE OR LESS, OUT OF AND FORMING A PART OF THAT TRACT OF LAND KNOWN AS A 5.0 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 104, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.84 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST LINE OF SAID 5.0 ACRE TRACT LYING WITHIN THE RIGHT-OF-WAY OF F.M. 1423 FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID ROD BEING LOCATED SOUTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 330.0 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT AND THENCE, NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 512.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 104;

(1) THENCE, NORTH 00 DEGREES 24 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 89 DEGREES 36 MINUTES EAST, ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF SAID 5.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 162.24 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE EXPRESSLY RESERVED AS AN INGRESS-EGRESS EASEMENT FOR THE LIFE OF THE USE.

EXHIBIT "A"

Rogelio Garcia

**G I F T
WARRANTY DEED**

DOC# 359190

Date: DECEMBER 6, 1993

Grantor: BENITO B. GARCIA and wife, JUANITA J. GARCIA

Grantor's Mailing Address (including county): Rt. 1, Box 382-X 5 1/2 North Val Verde Road
and 1/2 Mile E. Roosevelt
Donna, Texas 78537

Grantee: DAVID GARCIA, as his sole and separate property

Grantee's Mailing Address (including county): Rt. 1, Box 382-X 5 1/2 North Val Verde Road
and 1/2 Mile E. Roosevelt
Donna, Texas 78537
Hidalgo County

Consideration:

The Love and Affection for our son, DAVID GARCIA

Property (including any improvements):

TRACT 5 - 0.84 GROSS ACRES LOT 104, HILL-HALBERT TRACT HIDALGO
COUNTY, TEXAS

SEE ATTACHED EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Benito B. Garcia
Benito B. Garcia

Juanita J. Garcia
Juanita J. Garcia

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on the 8th day of December, 19 93
by Benito B. Garcia and Juanita J. Garcia



Connie Gonzalez
Notary Public, State of Texas
Notary's name (printed):
Connie Gonzalez
Notary's commission expires: 9/25/94

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 _____,
by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:
Mr. David Garcia
Rt. 1 Box 382-X 5 1/2 N. Val Verde Rd.
and 1/2 Mile E. Roosevelt
Donna, Texas 78537

PREPARED IN THE LAW OFFICE OF:
Ernesto Flores, Jr., Attorney
325 W. 2nd Street
Mercedes, TX 78570

METES AND BOUNDS DESCRIPTION:

**TRACT 5 - 0.84 GROSS ACRES
LOT 104, HILL-HALBERT TRACT
HIDALGO COUNTY, TEXAS**

A TRACT OF LAND CONSISTING OF 0.84 GROSS ACRES, MORE OR LESS, OUT OF AND FORMING A PART OF THAT TRACT OF LAND KNOWN AS A 5.0 ACRE TRACT OUT OF THE EAST 10.0 ACRES OF THE WEST 20.0 ACRES OF LOT 104, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.84 ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST LINE OF SAID 5.0 ACRE TRACT LYING WITHIN THE RIGHT-OF-WAY OF F.M. 1423 FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID ROD BEING LOCATED SOUTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 330.0 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT AND THENCE, NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 712.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 104;

(1) THENCE, NORTH 00 DEGREES 24 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 89 DEGREES 36 MINUTES EAST, ALONG A LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF SAID 5.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 162.24 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE EAST LINE OF A 20.0 FOOT INGRESS-EGRESS ROAD EASEMENT, AT A TOTAL DISTANCE OF 182.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET OF THIS HEREIN DESCRIBED TRACT ARE EXPRESSLY RESERVED AS AN INGRESS-EGRESS EASEMENT FOR THE LIFE OF THE USE.

EXHIBIT "A"

David Garcia

FILED FOR RECORD
DOC# 359190 #13
12-16-1993 02:40:39
WILLIAM (BILLY) LEO
HIDALGO COUNTY



Chapter 232, Texas Local Government Code

2/5/2021 11:35:07 AM

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 1-4072
Receipt No.: 016451
H3475-00-104-0000-15

GARCIA RAUL
706 E 8TH ST
WESLACO, TX 78596
(956) 678-9627
(956) 342-7826

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2242Sq.Ft.
- [5] Legal Description: HILL HALBERT E182.24'-W482.24'-S400'-N807.91' BLK 104 0.84AC A/K/A TRACT 4 & 5 1.68AC NET
- [6] Location: ROOSEVELT & DILLON RD.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$146000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-4072
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2081
Payment: \$30.00
Change Due: \$0.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt: alyssa.ulloa


Cashier

2/5/21
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

2-4-21
Date