

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY

	APPLICANT	APPLICATION NO.
1.	FABIAN ARJONA	1-2740
2.	ALFREDO NUNEZ JR	1-4227
	COMM. COURT: MARCH 23, 2021	



PLANNING DEPARTMENT

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 AU
1-2740

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

Upon the application of:

Name: Fabian Arjona

Address: Sunrise hill Lot
22 Blk 7

Phone: 956-975-0873

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

Water Supplier: NAWS

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:

Fabian Arjona

Sunrise hill lot 22 Blk 7

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

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

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

~~-OR-~~

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Application No:

1-3918 AU
1-2740

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

Fabian Arjona

Known to me [or proved to me in the oath of D# [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:

Sunrise hill Lot 22 Blk 7"

[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."

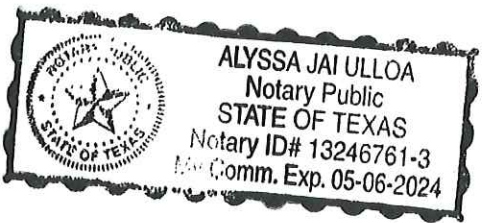
-OR-

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."

Fabian Arjona (Signature)

SUBSCRIBED AND SWORN TO before me on March 15, 2021, to certify which, witnesses my hand and seal of office.

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



Recording:

FABIAN ARTURO ARJONA AND
VANESSA JUDITH HERNANDEZ
5816 LA QUINTA LANE
WESLACO, TX 78596

and when recorded, please return this deed
and tax statements to:

FABIAN ARTURO ARJONA AND
VANESSA JUDITH HERNANDEZ
5816 LA QUINTA LANE
WESLACO, TX 78596

Above reserved for official use only

GENERAL 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

The State of TEXAS,

County of HIDALGO

KNOW ALL MEN BY THESE PRESENTS, That NORMA ALICIA LOZOYA AND JESUS CERDA whose address of 3215 MINERVA ST IN MERCEDES, TX 78570, in the state aforesaid, for and in consideration of TEN DOLLAR (\$10.00) AND OTHER VALUABLE SUMS AND CONSIDERATIONS, to me in hand paid by FABIAN ARTURO ARJONA AND VANESSA JUDITH HERNANDEZ IN 5816 LA QUINTA LANE IN WESLACO. TX 78596 COUNTY OF HIDALGO, STATE OF TEXAS

Have granted, sold, and conveyed, and by these presents do I grant, sell, and convey unto the said FABIAN ARTURO ARJONA AND VANESSA JUDITH HERNANDEZ whose mailing address is 5816 LA QUINTA LANE IN WESLACO, TX 78596 all that certain:

ALL OF LOT TWENTY-TWO (22) ,BLOCK SEVEN (7), SUNRISE HILLS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME TWENTY (20), PAGE ONE HUNDRED NINE (109)OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, HIDALGO COUNTY, TEXAS.

RESERVATION FROM AND EXCEPTION TO CONVEYANCE AND WARRANTY RECORDED.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTOR'S, his heirs or assigns forever. And I do hereby bind myself, my heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

EXECUTED this day of 5TH DAY OF FEBRUARY, 2019.

Norma A. Lozoya
NORMA ALICIA LOZOYA

AND

Jesus Cerda
JESUS CERDA

STATE OF TEXAS

COUNTY OF HIDALGO) ss

This instrument was acknowledged before me on 5TH DAY OF FEBRUARY 2019 BY NORMA ALICIA LOZOYA AND JESUS CERDA.

Raymundo Medina

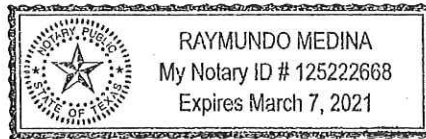
Notary Public

Printed Name: RAYMUNDO MEDINA

STATE OF TEXAS

COUNTY OF HIDALGO

My Commission Expires: 03-07-2021



CERTIFICATE OF ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, RAYMUNDO MEDINA ON THIS DAY PERSONALLY APPEARED NORMA ALICIA LOZOYA AND JESUS CERDA TO ME PROVED TO ME THROUGH WITH TEXAS DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTIED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5TH DAY OF FEBRUARY 2019.

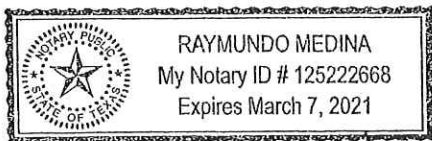
Raymundo Medina

STATE OF TEXAS, COUNTY OF HIDALGO

RAYMUNDO MEDINA

NOTARY PUBLIC

COMMISSION EXPIRES: 03-07-2021





Chapter 232, Texas Local Government Code

1/31/2020 3:53:31 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 1-2740
Receipt No.: 010667
S7350-00-007-0022-00

- ARJONA FABIAN A & VANESSA J HERNANDEZ
- 5816 LA QUINTA LN
- WESLACO, TX 78596
- (956) 975-0873
- (956) 975-0873
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1232Sq.Ft.
- [5] Legal Description: SUNRISE HILL LOT 22 BLK 7
- [6] Location: fm 1015 & mile 11
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$38500
- [10] Flood Zone: Zone AE

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 1-2740
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: leo.najera
Receipt: alyssa.ulloa

Cashier

1/31/20
Date

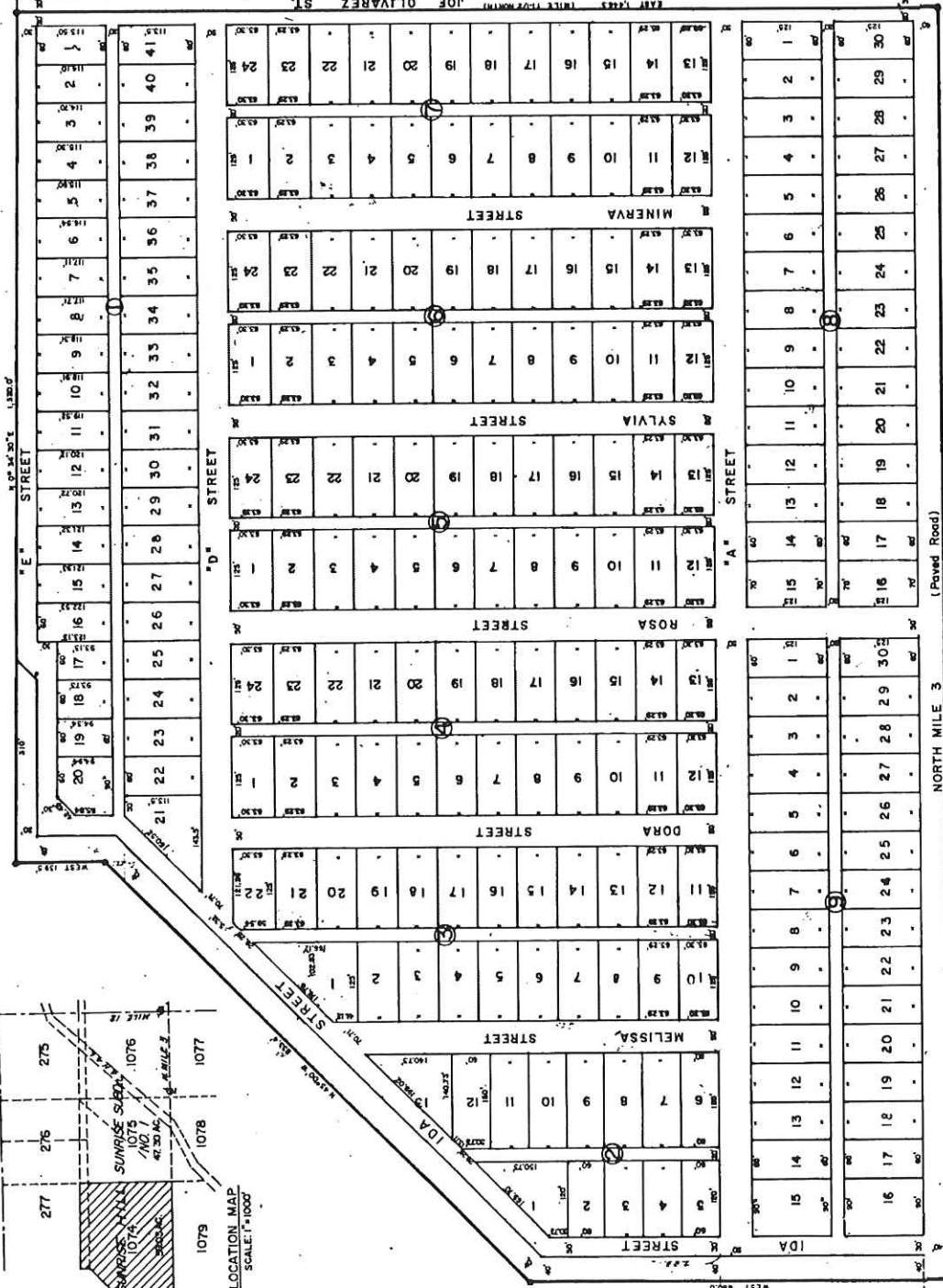
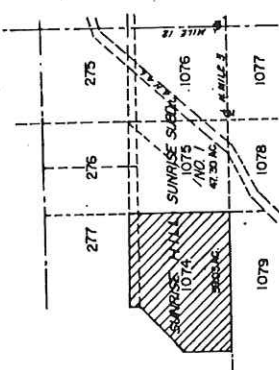
Property # 292725

[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.

Vanessa Hernandez
Signature of Owner or Applicant

1/31/20
Date



STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned authority, on this day personally appeared L. C. OLIVAREZ AND PHIL JARRIS known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22nd day of APRIL 1978.

James R. King
County Clerk, Hidalgo County, Texas

Phil Jarris
L. C. Olivarez
L. C. Olivarez

NOTARIAL PUBLIC STATE OF TEXAS
My Comm. Expires 11/1/80
Notary Public in and for Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, a registered public surveyor, in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my personal direction on the ground, and that I am duly qualified to perform the duties of a public surveyor in this state.

Donald L. Williams
Donald L. Williams
Registered Public Surveyor

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, a registered public official, in the State of Texas, do hereby certify that the foregoing instrument was filed for record in my office on this day of APRIL 1978 at o'clock P. M. and duly recorded in Vol. 20 Page 109 of the Map Records of said County at o'clock the day of APRIL 1978.

James R. King
County Clerk, Hidalgo County, Texas

Notary Public in and for Hidalgo County, Texas

16127

SUNRISE HILL SUBDIVISION

BEING A SUBDIVISION OF 59.03 ACRES OUT OF FARM TRACT 1074, ADAMS TRACT SUBDIVISION OF LANDS IN LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS

ED FOR RECORDING

COMMISSIONERS' OFFICE
COUNTY CLERK
HIDALGO COUNTY, TEXAS

APR 13 1978

RECORDED IN BOOK 20 PAGE 109
OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS

NOTARIAL PUBLIC STATE OF TEXAS
My Comm. Expires 11/1/80
Notary Public in and for Hidalgo County, Texas

PLANNING DEPARTMENT

County of Hidalgo



Main Office
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-4227

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

Upon the application of:

Name: Alfredo Nuñez Jr

Address: 1610 E mile 10th
Weslaco, TX 78599

Phone: 956 463-2608

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

Water Supplier: NAWS

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:

Los Robles lot 4

[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. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Application No: 1-4227

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

Alfredo Nuñez Jr

Known to me [or proved to me in the oath of TX DL # 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:

Los Tobles lot 4

[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]

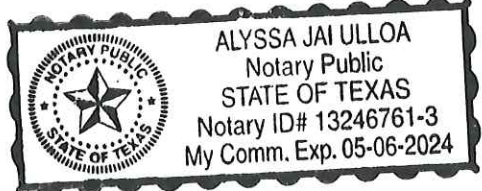
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."~~

Alfredo Nuñez Jr (Signature)

SUBSCRIBED AND SWORN TO before me on March 17, 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.

Warranty Deed with Vendor's Lien

Date: May 31, 2019

Grantor: DAVID VILLARREAL and wife, MARIA D. VILLARREAL

Grantor's Mailing Address:

1516 Cypress Dr.
Weslaco, Hidalgo County, Texas 78596

Grantee: ALFREDO NUNEZ, JR. and wife, SAMANTHA ELAINE VILLARREAL

Grantee's Mailing Address:

1610 E. Mile 10 N
Weslaco, Hidalgo County, Texas 78599

Consideration:

Note of even date executed by Grantee and payable to the order of ALFREDO NUNEZ, JR. and wife, SAMANTHA VILLARREAL in the principal amount of SIXTY THOUSAND AND NO/100THS DOLLARS (\$60,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to RUDY SALINAS, JR., Trustee.

Property (including any improvements):

All of Lot Four (4), Los Robles Subdivision, Hidalgo County, Texas, according to the amended map recorded in Volume 27, Page 138-B, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Easements, right of way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and

existing by reason of the creation, establishment, maintenance, and operation of the Hidalgo County Water District, if any, in which the property is located; taxes for 2019, the payment of which Grantee assumes; 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, 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 the note described is fully paid according to its terms, at which time this deed will become absolute.

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

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

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

[Signature page follows.]

David Villarreal

DAVID VILLARREAL

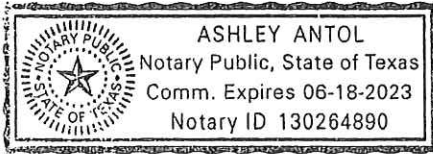
Maria D. Villarreal

MARIA D. VILLARREAL

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 31, 2019, by **DAVID VILLARREAL.**



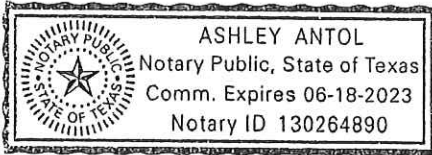
Ashley Antol

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on May 31, 2019, by **MARIA D. VILLARREAL.**



Ashley Antol

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

Lauren K. Christy
JONES, GALLIGAN, KEY & LOZANO L.L.P.
2300 West Pike Boulevard Suite 300
Weslaco, Texas 78596
Tel: (956) 968-5402
Fax: (956) 968-6089



Chapter 232, Texas Local Government Code

3/17/2021 10:31:30 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 1-4227
Receipt No.: 017038
L6365-00-000-0004-00

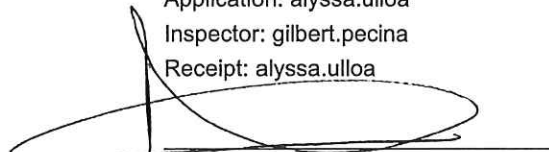
NUNEZ ALFREDO JR & SAMANTHA E VILLARREAL
1610 E MILE 10 N
WESLACO, TX 78599
(956) 463-2608
(956) 463-2608

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2400Sq.Ft.
- [5] Legal Description: LOS ROBLES LOT 4
- [6] Location: MILE 12 N. & MILE 2 W.
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
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 1-4227
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

3/17/21
Date

[NOTICE]

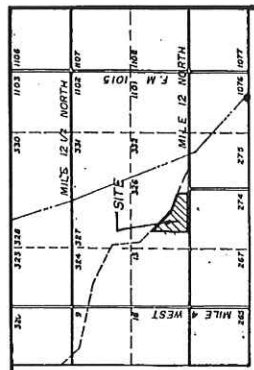
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING 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

3-17-21
Date

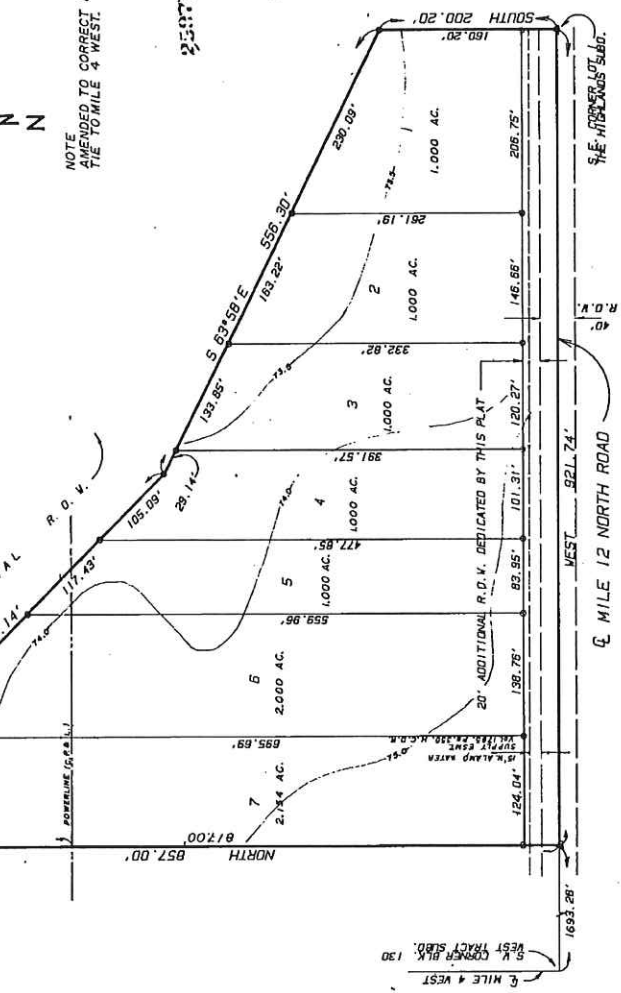
AMENDED MAP OF LOS ROBLES SUBDIVISION

RELAY SUBDIVISION OF 10.00 ACRES OF LAND OUT OF LOT 7 AND THE 10-MILE CANAL, HIDALGO COUNTY, TEXAS.



NOTE: DIMENSIONS TO CORRECT DIMENSIONS OF LOT 7 AND THE 10-MILE CANAL.

LEGEND
 - End of iron rod
 - End of cotton picker spindle
 - End of cotton picker spindle



DESCRIPTION OF 10.00 ACRES OF LAND
 Being 10.000 acres of land situated in Hidalgo County, Texas, and being out of Lot 1 of the Highways Subdivision, Hidalgo County, Texas, as shown on the plat of said subdivision, being more particularly described by name and bounds as follows:
 BEGINNING at a cotton picker spindle found for the southwest corner of said Lot 1, and also being located on the center line of Mile 12 North Road 148 feet wide; thence West, 921.74 feet, with the south line of said Lot 1 and with the center line of said Mile 12 North Road to a cotton picker spindle set for the southeast corner of said Lot 1, 172 feet; thence North, 416 feet, to a 2-inch iron rod set for a reference point on the north line of said Mile 12 North Road and containing for a total area of 10.000 acres of land as described;
 THENCE South 45° 58' East, 590.14 feet, with the north line of said Lot 1 to a 1/2-inch iron rod found for an angle point;
 THENCE South 63° 58' East, 559.30 feet, continuing with the north line of said Lot 1 to a 2-inch iron rod found for an angle point;
 THENCE South 17° 42' East, 177.42 feet, with the north line of said Lot 1 to a 1/2-inch iron rod set for a reference point on the north line of said Mile 12 North Road and containing for a total area of 10.000 acres of land as described.

APPROVED FOR RECORD BY
 WILLIAM B. GARZA, JR.
 COUNTY CLERK

PREPARED FOR: ROSELIO G. ROBLES
 R.R. ROBLES & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 808 S.W. 4th St., Suite 200
 Fort Worth, Texas 76102
 PHONE (817) 338-3377

APPROVED FOR RECORD BY
 WILLIAM B. GARZA, JR.
 COUNTY CLERK

APPROVED FOR RECORD BY
 WILLIAM B. GARZA, JR.
 COUNTY CLERK



REYNOLDO ROBLES, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat correctly represents a survey as made on the ground under my supervision.

REYNOLDO ROBLES, R.P.L.S. #4032
 REYNOLDO ROBLES, R.P.L.S. #4032

Owner's Acknowledgment:
 State of Texas
 County of Hidalgo

I, the undersigned, owner(s) of the land shown on this plat, do hereby certify that the above described land is the property of the City of Hidalgo, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

Before me, the undersigned authority, on this day personally appeared Reynoldo Robles, 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. I am under my hand and seal of office this 27th day of April, 1988.

Notary Public, Hidalgo County, Texas
 LINDA ROLANDO
 NOTARY PUBLIC
 State of Texas
 Comm. Exp. 09-03-92

Approval of the Planning Commission of the City:
 This plat of Los Robles Subdivision has been submitted to and considered by the Planning Commission of the City of Hidalgo, Texas, and it is hereby approved on this 27th day of April, 1988.

ATTEST:
Reynoldo Robles
 Secretary

Approval by Water District:
 This plat approved by _____ day of _____, A.D. 19____.

PRESIDENT
 SECRETARY

APPROVED FOR RECORD BY
 WILLIAM B. GARZA, JR.
 COUNTY CLERK