

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Manuel Chapa EL CRUCERO SUBDIVISION, LOTS 1-25	BLANKET COVER
2.	Monica A. Garza	4-3955
3.	Belani Construction	4-4433
	COMM. COURT: JUNE 15, 2021	



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: N/A

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Manuel Chapa

Address: 1801 Mozelle St., Pharr, Texas 78577

Phone: (956) 778-3404

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

El Crucero Subdivision (Lots 1-25)

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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


Requesting Party (Signature)

4/7/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

4/7/21
Date

Jun Segin
County Official



PLANNING DEPARTMENT

County of Hidalgo

Main Office
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Ste. A
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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

4-3955

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Monica A. Garza

Address: 2425 Moreno Dr.
Edinburg, TX 78541

Phone: 950-353-2123

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>Septic installed</u>
Date Approved:	<u>/ /</u>	<u>6/9/21</u>

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 1000024177
 Temporary Pole Permanent Service

regarding the land described as:

Moreno Ph.3 lot 2

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 08/25/14);

(verified by Manuel Perez);

(verified by MRamirez);

(verified by MRamirez);

(verified by Manuel Perez);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-3955

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Monica A. Garza

Address: 2425 Moreno Dr.
Edinburg, TX 78541

Phone: 956-353-2123

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

Moreno Ph. 3 lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

M. A. Garza
Requesting Party (Signature)

6/9/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

06/11/2021 _____
Date County Official



Chapter 232, Texas Local Government Code

10/30/2020 1:01:52 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 4-3955
Receipt No.: 015064
M6415-03-000-0002-00

GARZA MONICA & FERNANDEZ JOSE N
1706 E OAXACA ST
ROMA , TX 78584
(956) 867-0278
(956) 867-3282

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-3955
Price: \$30.00

- [1] Contractor: CASTLE BRIDGE CONST
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4000Sq.Ft.
- [5] Legal Description: MORENO PH 3 LOT 2
- [6] Location: ROGERS RD AND MORENO ST
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone X

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda

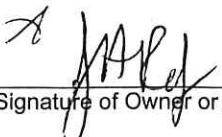

Cashier

Date

Prop. ID# 959743

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

10-30-20
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY THIS 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: June 25, 2020

Grantor: The Esperanza Z. Moreno Trust, Dated February 23rd, 2007

Grantor's Mailing Address (including county):

16840 Pine Ridge Dr
Granada Hills, CA 91344
Los Angeles County

Grantee: Monica Garza and Jose N. Fernandez

Grantee's Mailing Address (including county):

501 W. Owassa Rd
Pharr, Texas 78577
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of SEVENTY-SIX THOUSAND AND NO/100 DOLLARS (\$76,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Jose Luis Flores, Trustee.

Property (including any improvements):

Lot Two (2), MORENO SUBDIVISION, PHASE III, an Addition tot he City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded under Document No. 2544231, Official Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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.

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

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

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

The Esperanza Z. Moreno Trust Dated February 23rd, 2007

By: *Esperanza Z. Moreno*
Esperanza Z. Moreno, Trustee

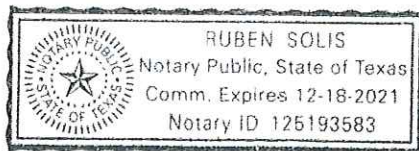
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 25th, 2018²⁰, by Esperanza Z. Moreno, Trustee, of The Esperanza Z. Moreno Trust Dated February 23rd, 2007.



Ruben Solis
Notary Public, State of Texas

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: 4-4433

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Belani Construction

Address: 1712 E Griffin Pkwy
Mission
TX 78572

Phone: 956 648 0052

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

Water Supplier: City of Edinburg

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

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

regarding the land described as: Los Venados Subdivision ^{IV} Lot 447

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 09-14-05);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Manuela Cerda);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by WRamirez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by WRamirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Manuela Cerda);

[Signature] Planning Department Authorized Signature _____ Hidalgo County Judge _____ Date

ATTEST: _____
Hidalgo County Clerk _____ Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-4433

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

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Belani Construction L.L.C

Address: 20020 Los Venados Dr
Edinburg Tx 78539

Phone: 956 648 0052

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

Cos Venados Subdivision TX Lot 447

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

6-7-21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

06/11/2021
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

3/12/2021 12:55:28 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
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Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: 4-4433
Receipt No.: 016970
L6446-04-000-0447-00


BELANI CONSTRUCTION, LLC
1712 E GRIFFIN PKWY
MISSION, TX 78572
(956) 648-0052
(956) 648-0052

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2593Sq.Ft.
- [5] Legal Description: LOS VENADOS PH IV Lot 447
- [6] Location: 186 AND 281
- [7] Sewage: City of Edinburg
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$140000
- [10] Flood Zone: No

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side E10', Side W15', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-4433
Price: \$30.00

Total Amount.....\$30.00

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


Cashier
Date 03/12/21

008659

[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

3-12-21
Date

SIERRA TITLE
CLOSER 65 GF# 2188789

Warranty Deed with Vendor's Lien

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.

Date: February 19, 2021

Grantor: 1) MIGUEL A. ALONZO, a married person, as his sole and separate property and estate and 2) VERONICA ALONZO, a single woman, as her sole and separate property and estate

Grantor's Mailing Address: 1) 1300 Quail Dr. 2) 1710 E 24th Street
San Juan, Texas 78589 Mission, Texas 78574
Hidalgo County Hidalgo County

Grantee: BELANI CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantee's Mailing Address: 1712 E. Griffin Parkway
Mission, Texas 78572
Hidalgo County

Consideration: ONE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$113,500.00) which said sum represents the first draw on that certain note in the principal amount of TWO HUNDRED TWENTY THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$220,800.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):
Lot 447, LOS VENADOS SUBDIVISION PHASE IV, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 46, Pages 25 through 34, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:
Subject To: None

Exceptions to Conveyance and Warranty:
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003, under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003, under Clerk's File No. 1253996, filed for record in the Office of the County Clerk of Hidalgo County, Texas on November 17, 2004, under Clerk's File No. 1405101, amended filed on May 2, 2005, under Clerk's File No. 1465875, by instrument filed on July 18, 2012, under Clerk's File No. 2326928, and as shown on plat recorded in Volume 46, Pages 25 through 34, Map Records of Hidalgo County, Texas. -

Easements granted to Southwestern Bell Telephone Co., filed for record on in the Office of the County Clerk of Hidalgo County, Texas in Volume 785, Page 568, Volume 785, Page 569, Volume 400, Page 632, and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Easements granted to Tennessee Gas and Transmission Company, filed for record on in the Office of the County Clerk of Hidalgo County, Texas in Volume 612, Page 534 and in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Right of way easement granted to Tennessee Gas and Transmission Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Right of way easement granted to Humble Oil and Refining Company, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1019, Page 38, Volume 1019, Page 39, and Volume 1019, Page 40, Deed Records of Hidalgo County, Texas.

A one-hundred feet by two-hundred feet (100'X 200") Ground Water drilling Easement as set out in instrument dated January 1, 2004, filed for record on January 1, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1405101.

Ten feet (10.0') electrical and utility easement along the North and East lines of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

Fifteen feet (15.0') electrical and utility easement along the South and West lines of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

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

Fifty feet (50.0') building set back line along the front line or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

Fifteen feet (15.0') building set back line along the rear line or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

Six feet (6.0') building set back line along the side lines or easement whichever is greater of the subject land according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

No building permitted over any easements and no fill or permanent structures allowed over or within any swale easements, according to the Map or Plat thereof, filed for record in Volume 46, Pages 25 thru 34, Map Records of Hidalgo County, Texas.

Terms, conditions, covenants and provisions as set forth in that certain Oil, gas and mineral Lease, dated September 26, 1933, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.

Memorandum of Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, filed for record on February 25, 2008, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1859700 and 1859701.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain Deed from L.M.B. Partnership, Ltd. to Garco, Ltd., a Texas Limited Partnership, a, dated July 20, 2004, filed for record on March 10, 2005, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1366173.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Garco, Ltd., a Texas Limited Partnership, acting by and through its General Partner, Garco Management, LLC, to Miguel A. Alonzo and wife, Veronica Alonzo, dated March 29, 2005, filed for record on May 4, 2005 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1467422.

Liens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, and filed on May 2, 2005, under Clerk's File No. 1465875, by instrument filed on July 18, 2012, under Clerk's File No. 2326928.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2021 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$113,500.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.


MIGUEL A. ALONZO

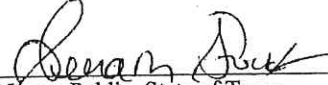

VERONICA ALONZO

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 23 day of February, 2021,
by MIGUEL A. ALONZO.

(SEAL)


Notary Public, State of Texas

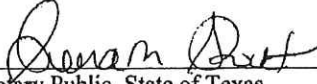


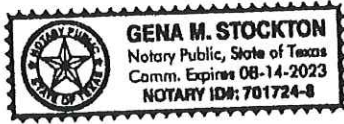
(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 23 day of February, 2021,
by **VERONICA ALONZO**.

(SEAL)


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Belani Construction, LLC
1712 E. Griffin Parkway
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GF#3188789;GS/ch