

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Maria Fernanda Trevino	2-202
2. Eliodoro Rendon Jr.	4-4851
COMM. COURT: JUNE 15, 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: 2-0202
(D)

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

Upon the application of:

Name: MARIA FERNANDA
TREVINO
Address: 8007 NORMA ST
PHARR TX
78577
Phone: 956-510-6640

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>OSSE</u>
Date Approved:	<u>/ /</u>	<u>06 / 04 / 2021</u>

Water Supplier: N/A
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 1000023536
 Temporary Pole Permanent Service

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

MARIA FERNANDA TREVINO
BRAVO HEIRS B114 LOT-2 TRACT-1 SHANE-1

[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 21, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 2-202

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

MAIA FERNANDA TREVINO

Known to me [or proved to me in the oath of Texas Driver License or through Driver License (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:

BRAVO HEIN'S TRACT-1 SHARP-1 LOT-2."

[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."

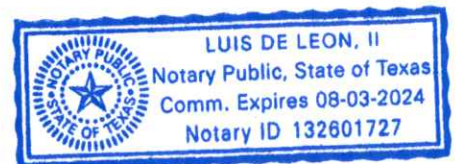
-OR-

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."

Maia Fernanda Trevino (Signature)

SUBSCRIBED AND SWORN TO before me on 5-31, 2021, to certify which, witnesses my hand and seal of office.

Luis de Leon II
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





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 2-202
Receipt No.: 018474
D6400-00-000-0000-12


TREVINO MARIA FERNANDA
8007 NORMA ST
PHARR, TX 78577
(956) 510-6640
(956) 510-6640

- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 208Sq.Ft.
- [5] Legal Description: DOMINGUEZ MAX W257.73'-E263.21'-S88'-N311.33'-N LEVEE-22.0AC TR KNOWN AS BRAVO HEIRS TR 0.52AC
- [6] Location: MILITARY HIGH WAY & S STEWART
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$6240
- [10] Flood Zone: Zone C

Community Panel Number: 4803340500B
Precinct: 2
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 2-202
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: danny.sanchez
Inspector: aaron.hernandez
Receipt: danny.sanchez



Cashier

5/28/21
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

5/28/21
Date

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: February 20, 2018

2896738

Grantor: **Joe B. Metz.**

Grantor's Mailing Address:
8301 W Business Highway 83
Mission, Texas 78572
Hidalgo County

Grantee: **Maria Fernanda Trevino**

Grantee's Mailing Address (including county):

8007 Norma St.
Pharr, Texas 78577

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor. The purchase note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to David Ewers, Trustee.

Property Description: LOT 2, OUT OF TRACT AVILA PARTITION KNOWN AS: A 0.52 ACRE TRACT OF LAND OUT OF BRAVO HEIRS TRACT AND SHARE 1, BREWSTER ESTATES RECORDED IN VOLUME 11, PAGE 53, MAP RECORDS IN HIDALGO COUNTY, TEXAS. (ACCT. NO. D6400-00-000-0000-12)

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances that affects the property.
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority land usage or ownership.

9. The prior reservation or conveyance of oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
10. All Easements, restrictions, set back lines, and other matters shown on Lot 2, Out of The Avila Partition known as A 0.52 Acre Tract of Land out of Bravo Heirs Tract and Share 1 Brewster Estates as recorded in Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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 warranty, when claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of the Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Note 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.



Joe B. Metz

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 20th day of February, 2018
by **Joe B. Metz**.



Maria Elena Martinez
Notary Public, State of Texas

PLANNING DEPARTMENT

County of Hidalgo



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1304 South 25th Street
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956-318-2840
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956-968-4734
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956-205-7045
956-205-7049

Precinct 1 2 3 4

4-4851

T.J. Arredondo, CFM
Director of Planning

Application No:

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

Upon the application of:

Name: Eliodoro Rendon Jr.

Address: 7315 N. Gwin Rd.
Edinburg TX

Phone: 956-460-2750

Approved by Environmental Health:	Temporary Service <u>Light only</u> <u>M Ramirez</u>	Final Service
Inspection/Permit No:	Authorized Signature <u>No septic yet</u>	Authorized Signature
Date Approved:	<u>06/09/21</u>	<u> / / </u>

Water Supplier: N/A

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:

Santa Cruz Gardens #2 SAC Lot 9 & N3AC-Lot 10 Blk 20
6 AC OR 5.62 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.

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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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4851

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

Eliodoro Rendón Jr

Known to me [or proved to me in the oath of TX DL or through ~~document~~ (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:

7315 N. Gwing Rd. Edinburg TX.
The South 3 AC of Lot #09 & the North 3 AC of Lot #10 Block #20
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]
Santa Cruz Gardens UT NO. 2

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."

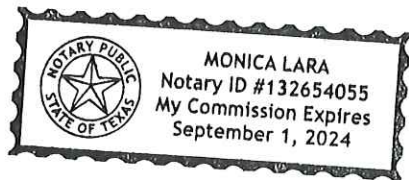
-OR-

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."

Eliodoro Rendón Jr (Signature)

SUBSCRIBED AND SWORN TO before me on June 9, 2021, to certify which, witnesses my hand and seal of office.

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-4851
Receipt No.: 018636
S1700-02-020-0009-10

- RENDON ELIODORO
- EDINBURG, TX 78577
- (956) 460-2750
- (956) 460-2750
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 400Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 S3AC-LOT 9 & N3AC-LOT 10 BLK 20 6AC GR 5.62AC NET
- [6] Location: GWIN RD & BENITO RAMIREZ RD
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$5000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-4851
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 1274
Payment: \$30.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons


Cashier

6/9/21
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

6-09-21
Date

GF# 160976

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

Date: March 5, 2019

Grantor: HQ INVESTMENT GROUP, LLC, a Texas limited liability company

Grantor's Mailing Address: 319 Quartz Street
Edinburg, Texas 78539
Hidalgo County

Grantee: ELIODORO RENDON, JR., and wife, ALTAGRACIA RENDON

Grantee's Mailing Address:

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

The South 3 acres of Lot 9 and the North 3 acres of Lot 10, Block 20, SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas, according to the amended map recorded in Volume 8, Pages 28-29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Blanket easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.

Roads, easements and reservations as shown on the amended map of Santa Cruz Gardens Subdivision, Unit Two, recorded in Volume 8, Pages 28-29, Map Records of Hidalgo County, Texas.

Right of Way easement in favor of Tip O'Tex Realty Co., a Texas Corporation as shown by instrument dated September 4, 1947, recorded in Volume 626, Page 437, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in Deed dated September 4, 1947, recorded in Volume 626, Page 437, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years 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.

HQ Investment Group, LLC,
A Texas limited liability company

BY: Jose I. Quiroga, Manager/Member

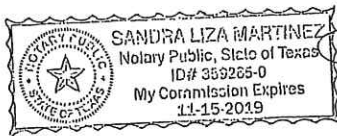
BY: Manuel Heredia, Manager/Member

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 7th day of March, 2019, by Jose I. Quiroga, Manager/Member of HQ Investment Group, LLC, a Texas limited liability company, on behalf of said limited liability company.



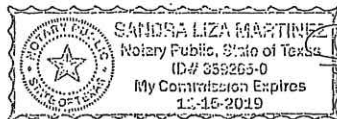
Sandra L. Martinez
Notary Public, State of Texas

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on this the 7th day of March, 2019, by Manuel Heredia, Manager/Member of HQ Investment Group, LLC, a Texas limited liability company, on behalf of said limited liability company.



Sandra L. Martinez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Eliodoro Rendon, Jr.
Altigracia Rendon

PREPARED IN THE OFFICE OF:
Sandra L. Martinez
Attorney & Counselor at Law
6521 N. 10th St. Suite C
McAllen, Texas 78504
G.F.#. 160976

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

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102783

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS

That BARBARA J. SALINAS, Star Route, Box 95, McAllen

of the County of Hidalgo and State of Texas for and in
consideration of the sum of ***TEN AND NO/100*** (\$10.00)*****

DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
MARTIN JIMENEZ and wife MARIA ESTELA JIMENEZ, P.O. Box 1003, San Juan,

of the County of Hidalgo and State of Texas, all of

the following described real property in Hidalgo County, Texas, to-wit:

The South five (5) acres of Lot Ten (10), Block Twenty (20), Santa Cruz, Gardens Subdivision Unit #2, Hidalgo County, Texas, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; SAVE AND EXCEPT any and all oil, gas and other minerals, in, on under or that may be produced from said land EXCEPT there is hereby conveyed to GRANTEE herein 1/8th of the usual and customary 1/8th royalty interest, to be non-participating as to lease moneys, bonuses, and delay rentals.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and 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 grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 8th day of February, A.D. 1985.

Barbara J. Salinas
X _____
BARBARA J. SALINAS

(Acknowledgment)

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THE STATE OF TEXAS
COUNTY OF HIDALGO }

Before me, the undersigned authority, on this day personally appeared

BARBARA J. SALINAS

known to me to be the person..... whose name..... is subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 8th day of February, A.D. 19 85.



Sara Cabrera
Notary Public in and for Hidalgo County, Texas.
My commission expires June 13, 1987.

(Printed or stamped name of notary)
SARA CABRERA
Notary Public, in and for Hidalgo
County, Texas

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19 _____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____

(Printed or stamped name of notary)

102783

WARRANTY DEED

BARBARA J. SALINAS

TO

MARTIN JIMENEZ and wife
MARIA ESTELA JIMENEZ

FILED 5
85 FEB 11
J. EDG
COUNTY
HIDALGO CO
PREPARED IN THE LAW OFFICE OF:
WAYNE PICKERING, P.C.
Attorney at Law
4108 N. 21st, Suite A
McAllen, TX 78504
512/631-1166

PLEASE RETURN TO:

WAYNE PICKERING, P.C.
Attorney at Law
4108 N. 21st, Suite A
McAllen, TX 78504
512/631-1166

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared

of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the _____ day of _____, A.D. 19 _____

Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____

(Printed or stamped name of notary)

WARRANTY DEED WITH VENDOR'S LIEN

Date: November 9, 1992

Grantor: JUAN BERMEA and wife, PLACIDA BERMEA

Grantor's Mailing Address (including county): Route 5, Box 2546-H
Edinburg, Hidalgo County, Texas

Grantee: BENIGNO RODRIGUEZ and wife, ROSA ELIA RODRIGUEZ

Grantee's Mailing Address (including county): 5619 Bissonnet, Apt. #105
Houston, Harris County, Texas 77081

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration; and a note of even date that is in the principal amount of TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$22,500.00) 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 dated from Grantee to JOSEPH PRESTIA, Trustee.

Property (including any improvements):

The North Five (N 5.0) acres out of Lot Nine (9), Block Twenty (20), SANTA CRUZ UNIT NO. 2, Hidalgo County, Texas, containing 5.0 acres more or less according to the map or plat thereof on file in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

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 hereby 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 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.

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Juan Bermea

JUAN BERMEA

Placida S Bermea

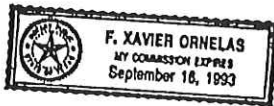
PLACIDA BERMEA

(Acknowledgment)

STATE OF TEXAS •

COUNTY OF HIDALGO •

This instrument was acknowledged before me on this the ^{9th} day of November, 1992, by JUAN BERMEA and wife, PLACIDA BERMEA.



F. Xavier Ornelas

Notary Public, State of Kansas

FILED FOR RECORD
DOC# 293169 \$10
11-20-1992 09:39:00
WILLIAM (BILLY) LEO
HIDALGO COUNTY

AFTER RECORDING RETURN TO :

PRESTIA & ORNELAS
P.O. Box 876
Edinburg, Texas 78540

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS
P.O. Box 876
Edinburg, Texas 78540