

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Eliseo & Diana Montes	4-4801
2.	Garios Homes LLC c/o Jose Noel Garza Jr.	4-4647
3.	Caldeonia Estates Corp. c/o Jose Noel Garza Jr.	4-4646
4.	Amanda Esquivel	4-3553
5.	Ricardo R. Salinas Caledonia Estates Phase III, LOTS 1-40	BLANKET COVER
COMM. COURT: JULY 27, 2021		



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4801

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: ELISIO MONTES

Address: 2209 JESSICA AVE.
MISSION TX.
78574.

Phone: _____

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

Water Supplier: N/A

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

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

regarding the land described as:

LOS VENADOS P#5 LOT 579.

on July 27, 2021, 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; (Date approved 4/8/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [Signature]);
- 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 [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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: 4-4801

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: ELISEO MONTES

Address: 19006 BUCKS FAWN DR.
SAN MANUEL TX.

Phone: (956) 379-1553.

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

Los venados Ph. 5 lot 579

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Eliseo M.
Requesting Party (Signature)

7/20/2021
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

7/19/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4801

Receipt No.: 018469

L6446-05-000-0579-00

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

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


MONTES ELISEO & DIANA
2209 JESSICA AVE
MISSION, TX 78574
(956) 560-8359
(956) 560-8359

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1800Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 579
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4801
Price: \$30.00

Total Amount.....\$30.00

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


Cashier

05/28/21
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

05-28-2021

Date

General Warranty Deed

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: March 9, 2022

Grantor: JOSE LUIS MORALES CHAVEZ and ERSMERALDA MORALES, husband and wife.

Grantor's Mailing Address: 15525 Ebony St.
Edinburg, Texas 78541
Hidalgo County, Texas

Grantee: ELISEO MONTES and DIANA MONTES, husband and wife

Grantee's Mailing Address: 2209 Jessica Ave.
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 579, LOS VENADOS SUBDIVISION PHASE V, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

Reservations from Conveyance:

Exceptions to Conveyance and Warranty: To the extent they validly exist:

A. Restrictive covenants of record, filed under Clerk's File No. 1220191, 1229132, 1253996, 1326322, 1349572, 1405101, 1464510 and 2326928, Official Records, and Volume 47, Pages 130-140, Map Records, Hidalgo County, Texas.

B. Rights of parties in possession.

C. Mineral reservation as set forth in instruments dated March 10, 1942, recorded in Volume 508, Page 247, Deed Records, dated November 15, 1945, recorded in Volume 67, Page 579, Oil and Gas Records, dated December 27, 1945, recorded in Volume 573, Pages 206, dated December 22, 1954, recorded in Volume 822, Page 367, Deed Records, dated December 19, 1955, recorded in Volume 180, Page 524, Oil and Gas Records, dated December 3, 1956, recorded in Volume 879, Page 524, dated December 15, 1956, recorded in Volume 879, Page 534, and dated December 11, 1956, recorded in Volume 879, Page 569, Deed Records, dated February 4, 1964, recorded in Volume 284, Page 436, Oil and Gas Records and dated January 14, 2005, recorded on February 4, 2005, under Clerk's File No. 1432589, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

D. Oil, Gas, and Mineral Lease dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

E. Oil, Gas and Mineral Lease(s) dated February 7, 2012, recorded under Clerk's File Nos. 2364582, 2364583, 2364584 and 2364585, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

F. Memorandum of Oil and Gas Lease dated February 1, 2006, recorded under Clerk's File Nos. 1602909 and 1611001, dated March 10, 2006, recorded under Clerk's File Nos. 1605424, 1605425, 1605426 and 1605952, dated May 25, 2006, recorded under Clerk's File No. 1641790, 1654167 and 1654168, dated September 15, 2006, recorded under Clerk's File No. 1685207, dated September 18, 2006, recorded under Clerk's File No. 1683992 and 1683993, dated September 22, 2006, recorded under Clerk's File No. 1683994, dated December 14, 2006, recorded under Clerk's File No. 1721012, dated December 15, 2006, recorded under Clerk's File No. 1726777, dated December 26, 2006, recorded under Clerk's File No. 1715422, dated June 1, 2007, recorded under Clerk's File No. 1842934, dated August 27, 2007, recorded under Clerk's File No. 1808751, dated December 5, 2007, recorded under Clerk's File No. 1850115, 1859700 and 1859701, dated January 17, 2012, under Clerk's File Nos. 2364625, 2364626, dated January 26, 2012, under Clerk's File No. 2364618, dated January 30, 2012, under Clerk's File No. 2364617, dated February 14, 2012, under Clerk's File No. 2364616, dated February 17, 2012, under Clerk's File No. 2364623, dated February 23, 2012, under Clerk's File No. 2364619, dated March 8, 2012, under Clerk's File No. 2364613, dated March 9, 2012, under Clerk's File No. 2364604, dated March 8, 2012, under Clerk's File No. 2364605, dated March 21, 2012, under Clerk's File No. 2364599, dated March 23, 2012, under Clerk's File No. 2364612, dated March 24, 2012, under Clerk's File No. 2364606, dated March 27, 2012, under Clerk's File No. 2364610, dated March 28, 2012, under Clerk's File No. 2364615, dated March 30, 2012, under Clerk's File No. 2364600, dated April 3, 2012, under Clerk's File No. 2364611, dated April 4, 2012, under Clerk's File No. 2364614, dated April 5, 2012, under Clerk's File Nos. 2364601, 2364602, dated April 5, 2012, under Clerk's File No. 2364603, dated April 11, 2012, under Clerk's File No. 2364607, dated May 27, 2012, under Clerk's File No. 2364593, dated June 19, 2012, under Clerk's File No. 2364624, dated September 14, 2012, under Clerk's File No. 2364598, dated September 15, 2012, under Clerk's File No. 2364594, dated September 17, 2012, under Clerk's File Nos. 2364595, 2364596, dated October 1, 2012, under Clerk's File No. 2364592, dated October 2, 2012, under Clerk's File No. 2364591, dated October 5, 2012, under Clerk's File No. 2364590, dated October 8, 2012, recorded under Clerk's File Nos. 2364588, dated October 12, 2012, under Clerk's File No. 2364589, dated October 22, 2012, under Clerk's File No. 2364587, Official Records, Hidalgo County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

G. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

H. Easement and/or other rights, if any, as set forth in untitled instrument dated July 31, 1952, recorded in Volume 131, Page 329, Oil and Gas Records, Hidalgo County, Texas.

I. Right of Way dated March 22, 1947, recorded in Volume 612, Page 534, Deed Records, Hidalgo County, Texas.

J. Right of Way Agreement dated April 29, 1947, recorded in Volume 619, Page 164, Deed Records, Hidalgo County, Texas.

K. Easement dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records, Hidalgo County, Texas.

L. Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 568, Deed Records, Hidalgo County, Texas.

M. Easement and/or other rights, if any, as set forth in untitled instrument dated October 10, 1953, recorded in Volume 785, Page 569 Deed Records, Hidalgo County, Texas.

N. Easement and/or other rights, if any, as set forth in untitled instrument dated October 1, 1963, recorded in Volume 1072, Page 349 Deed Records, Hidalgo County, Texas.

O. Road Easement dated September 21, 1961, recorded in Volume 1019, Page 38, Deed Records, Hidalgo County, Texas.

P. Road Easement dated September 22, 1961, recorded in Volume 1019, Page 39, Deed Records, Hidalgo County, Texas.

Q. Road Easement dated September 25, 1961, recorded in Volume 1019, Page 40, Deed Records, Hidalgo County, Texas.

R. Right of First Refusal as set forth in instrument dated April 3, 2018, recorded under Clerk's File No. 2908413, Official Records, Hidalgo County, Texas.

S. Minimum floor elevation; 100.00 foot minimum building setback line along the front or easement whichever is greater; 15.00 foot minimum building setback line along the rear or easement whichever is greater; 20.00 foot minimum building setback line along the sides or easement whichever is greater; 10.00 foot electrical and utility easement along the West side; 15.00 foot electrical and utility easement along the North, South and East sides; as per map or plat recorded in Volume 47, Page 130, Map Records, Hidalgo County, Texas.

T. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

U. 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.

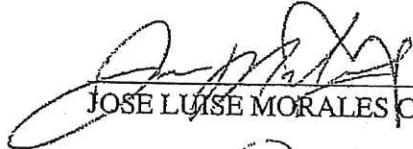
V. Lien and other rights, if any, in favor of PROPERTY OWNER'S ASSOCIATION to secure payment of assessments, as set forth in instrument dated July 11, 2003, recorded under Clerk's File No. 1220191, dated October 1, 2003, recorded under Clerk's File No. 1253996, dated April 22, 2004, recorded under Clerk's File No. 1326322, dated November 17, 2004, recorded under Clerk's File No. 1405101, dated April 26, 2005, recorded under Clerk's File No. 1464510, Official Records, Hidalgo County, Texas.

W. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

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



JOSE LUISE MORALES CHAVEZ

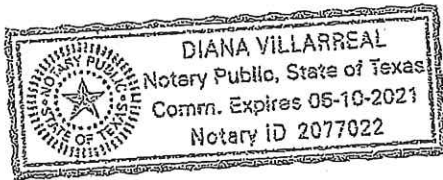


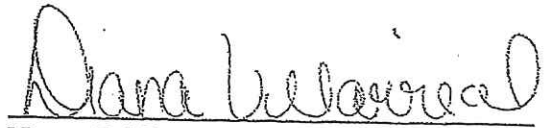
ESMERALDA MORALES

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 9th day of March, 2021, by Jose Luis Morales Chavez and Esmeralda Morales, husband and wife.





Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:
Law Office of Pete Diaz IV
1305 E. Nolana Avenue, Suite F
McAllen, Texas 78504

AFTER RECORDING RETURN TO:
Law Office of Pete Diaz IV
1305 E. Nolana Avenue, Suite F
McAllen, Texas 78504



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-4647

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:

Gavios Home LLC c/o

Name: Josi Noel Gam Jr

Address: 4706 N Kenyon Rd
Edinburg tx
78542

Phone: 956-212-2444

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>City of Edinburg sewer</u>
Date Approved:	<u>/ /</u>	<u>7 / 14 / 21</u>

Water Supplier: Alamo water supplier

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

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

regarding the land described as:

Calidemia Estefes PH III Lot 25

on July 27, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes 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;
- no 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 10/15/20);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-4647

Receipt No.: 017881

C0345-03-000-0025-00

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


GARIOS HOMESLLC
4706 N KEYNYON
EDINBURG, TX 78542
(956) 212-2444
(956) 212-2444

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2065Sq.Ft.
- [5] Legal Description: CALEDONIA ESTATES PH III Lot 25
- [6] Location: 107 AND CESAR CHAVEZ RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$141286
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 20', Rear 10', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS AND REGULATIONS
Description: Permit 4-4647
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 04/28/21

[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.

Josi N Garza Jr
Signature of Owner or Applicant

4-28-21
Date

WARRANTY DEED

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 23, 2021

Grantors: CALEDONIA ESTATES CORPORATION PHASE II dba CALEDONIA ESTATES
SUBDIVISION PH III, a Texas Corporation

Grantor's Mailing Address (including county): 2221 Daffodil,
McAllen, Hidalgo
County, Texas 78501

Grantees: GARIOS HOMES LLC

Grantee's Mailing Address (including county): 4706 N KENYON RD
EDINBURG, Tx 78542
Hidalgo County Texas

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee(s) herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lot(s) 25 CALEDONIA ESTATES SUBDIVISION PH III, an Addition to the City of Edinburg, Hidalgo County, Texas, according to instrument number 3157414 recorded October 15, 2020 in Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here is here made for all purpose.

Reservations From and Exceptions to Conveyance and Warranty:

1. SUBJECT TO all mineral reservations, if any, of record;
2. SUBJECT TO oil and gas leases, if any, of record;
3. SUBJECT TO easements and buildings restrictions and conditions, if any, if record;
4. SUBJECT TO all easements, rules, regulations and rights in favor of a water improvement district if any, of record;
5. SUBJECT TO all visible easements, if any.
6. SUBJECT TO any and all delinquent taxes, due if any.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance arc warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights 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.

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

No Title Examination was prepared in connection with the preparation of this document, nor was made. The Preparer expresses no opinion as to title of this property.

CALEDONIA ESTATES SUBDIVISION PHASE II dba
CALEDONIA ESTATES SUBDIVISION PHASE III,



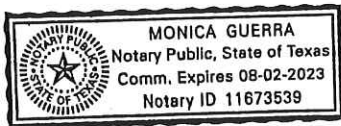
RICARDO R. SALINAS, JR., President

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 23rd day, of February 2021, by RICARDO R. SALINAS, JR., President of CALEDONIA ESTATES CORPORATION PHASE II dba CALEDONIA ESTATES SUBDIVISION PHASE III, a Texas Corporation, on behalf of said corporation.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Ricardo R. Salinas Jr.
2221 Daffodil Ave
McAllen, TX 78501

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:

4-4646

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:

Caledonia Estates Corp. c/o

Name: Josi Noel Garza Jr

Address: 4706 N Kenyon Rd
Edinburg Tx
78542

Phone: 956-212-2444

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		City of Edinburg sewer
Date Approved:	1 / 1	7 / 14 / 21

Water Supplier: Alamo water Supplier

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

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

regarding the land described as:

Caledonian Estates PH III 2074

on July 27, 2021, 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; (Date approved 10/15/20);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [Signature]);
- yes 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 [Signature]);
- no 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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: 4-4646

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: Caledonia Estates Corp

Name: ⁹⁰ Jari Noel Garm Jr

Address: 4706 N Kenyon Rd
Edinburg tx 78542

Phone: 956-217-2444

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

Caledonian Estates PH III Lot 4

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jari Noel Garm Jr
Requesting Party (Signature)

7-14-21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of 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:

7/14/21
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

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

Permit No.: Permit 4-4646
Receipt No.: 017880
C0345-03-000-0004-00

CALEDONIA ESTATES CORP
4706 N KENYON RD
EDINBURG, TX 78542
(956) 212-2444
(956) 212-2444

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2239Sq.Ft.
- [5] Legal Description: CALEDONIA ESTATES PH III Lot 4
- [6] Location: cesar chavez and curry
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$153192
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side ES10', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-4646
Price: \$30.00

Total Amount.....\$30.00

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

Cashier
Date: 04/28/21

[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.

José N. Garza Jr
Signature of Owner or Applicant

4-28-21
Date

PARTIAL RELEASE OF LIEN

Date: January 22, 2021

Holder of Note and Lien: LONE STAR NATIONAL BANK, a national banking corporation

Holder's Mailing Address: 520 E. NOLANA AVE.
MCALLEN, TEXAS 78504
HIDALGO COUNTY

Note

Date: AGUST 02, 2019

Original principal amount: Eight Hundred Five Thousand Three Hundred Forty Three and NO/100 Dollars (\$805,343.00)

Borrower: CALEDONIA ESTATES CORPORATION PHASE II DBA CALEDONIA ESTATES CORPORATION PHASE III, A TEXAS CORPORATION

Lender: LONE STAR NATIONAL BANK, a national banking corporation

Note and Lien Are Described in the Following Documents: Deed of Trust (With Security Agreement, Financing Statement and Assignment of Rents and Leases) executed by Ricardo R. Salinas, Jr. to S. David Deanda, JR, Trustee, dated August 02, 2019, filed August 21, 2019 under Document Number 3041848 in the Official Records, Hidalgo County, Texas, securing the payment of one note of even date therewith in the principal sum of \$805,343.00 executed by Grantor and payable to Lone Star National Bank, a National banking corporation; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument. By instrument dated August 02, 2019, filed August 21, 2019 under Document Number 3041848, Official Records, Hidalgo County, Texas, said note and lien were extended.

Property (including any improvements) to be Released from Lien ("Property"):

All of Lot 4 CALEDONIA ESTATES SUBDIVISION, PHASE III, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 05, Page 31, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

For value received, Holder of Note and Lien releases only the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

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

LONE STAR NATIONAL BANK, a national banking corporation

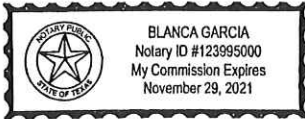
BY: 

J Edgar Ruiz II, Banking Officer

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on the 22nd day of January, 2021, by **J Edgar Ruiz II Banking Officer of Lone Star National Bank, a Texas Banking corporation**, on behalf of said banking association.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
RICARDO R. SALINAS, JR.
2221 Daffodil Ave
McAllen, TX 78501



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: 4-3553

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: Amanda Esquivel

Address: 2600 San Jose Dr
Edinburg, TX 78591

Phone: 956-457-5426

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
<u>CONTRACT</u>	<u>[Signature]</u>	<u>[Signature]</u>
Date Approved:	<u>07/16/2021</u>	<u> / /</u>

Water Supplier: Sharp Land USC

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

Account/ESI No.: 1000012140
 Temporary Pole Permanent Service

regarding the land described as: San Jose Ranch lot 9

on July 27, 2021, 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; (Date approved 4/14/09);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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: 4-3553

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: Amanda Esquivel
Address: 2600 San Jose Dr
Edinburg TX 78541
Phone: 956-457-5426

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

San Jose Ranch Lot 9

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)

7-15-21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of 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:

7/23/21
Date


County Official



Chapter 232, Texas Local Government Code

8/6/2020 9:49:22 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-3553

Receipt No.: 013633

S0755-00-000-0009-00

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

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

ESQUIVEL AMANDA
3300 NORTHERN LIGHTS AVE
EDINBURG, TX 78539
(956) 457-5426
(956) 457-5426

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 8300Sq.Ft.
- [5] Legal Description: SAN JOSE RANCH LOT 9
- [6] Location: DEPOT RD AND MONTE CRISTO RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 30', Side 20', Side 20', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-3553
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

Prop. ID# 20406451

[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

Date

CHARGE: VLTC
GF#166255/SG

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: March 19, 2020

Grantor: RENE VILLARREAL AND WIFE, MYRIAM VILLARREAL

Grantor's Mailing Address: 4215 Gyr. St.
Edinburg, Texas 78539

Grantee: AMANDA ESQUIVEL, a married person

Grantee's Mailing Address: 3300 Northern Lights Ave.
Edinburg, Texas 78539

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Texas National Bank in the principal amount of ONE HUNDRED SEVENTY-ONE THOUSAND AND NO/100 DOLLARS (\$171,000.00). 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 JOE QUIROGA, Trustee.

Property (including any improvements): All of Lot 9, SAN JOSE RANCH SUBDIVISION, Hidalgo County, Texas, according to the map filed April 14, 2009 under Document Number 2009-1988174, 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: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated February 10, 2009, filed April 14, 2009 under Document Number 2009-1988155, dated May 13, 2009, filed May 13, 2009 under Document Number 2009-1998010, dated January 30, 2013, filed January 30, 2013 under Document Number 2013-2378394; dated December 4, 2013, filed December 5, 2013 under Document Number 2013-2469535 and filed March 30, 2017 under Document Number 2801520, Official Records and filed April 14, 2009 under Document Number 2009-1988174, in the Office of the County Clerk of Hidalgo County, Texas.
2. Annual maintenance charge and/or current assessments as set forth in instrument dated February 10, 2009, filed April 14, 2009 under Document Number 2009-1988155 and dated May 13, 2009, filed May 13, 2009 under Document Number 2009-1998010, Official Records, Hidalgo County, Texas.
3. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
4. Minimum floor elevations, setback lines: 50 foot front, 25 foot rear along the North side, 15 foot rear along the West side, 20 foot sides, 50 foot garage, irrigation easement along the South 10 feet of the North 25 feet in favor of the Irrigation District No. 1, 15 foot utility easement along the North side, 10 foot easement in favor of Sharyland Water Supply Corporation along the front side, 15 foot utility easement along the West side, transformer in the Northwest corner and restrictions as shown on the map of San Jose Ranch Subdivision, filed April 14, 2009 under Document Number 2009-1988174, in the Office of the County Clerk of Hidalgo County, Texas and as shown on survey prepared by Arturo A. Salinas, R.P.L.S. No. 4802, dated June 26, 2014, Job No. 14-45719.
5. Right of Way easement in favor of Sharyland Water Supply Corporation as shown by instrument dated April 10, 1980, recorded in Volume 1669, Page 7, Deed Records of Hidalgo County, Texas. (Lot 1, only)
6. Water Service Agreement in favor of Sharyland Water Supply Corporation, a Texas corporation as shown by instrument dated April 23, 2007, filed April 23, 2007 under Document Number 2007-1749447, Official Records of Hidalgo County, Texas.
7. Contractual Agreement by and between, Threesee Investments and the City of McAllen as shown by instrument dated February 27, 2009, filed April 17, 2009 under Document Number 2009-1989763, Official Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in Deed dated January 13, 1971, recorded in Volume 1278, Page 608, Deed Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in Deed dated July 26, 2005, filed August 3, 2005 under Document Number 1504983, Official Records of Hidalgo County, Texas.

- 10. Mineral and/or royalty reservation contained in deed dated June 13, 2014, filed June 30, 2014 under Document Number 2014-2526196, Official Records of Hidalgo County, Texas.
- 11. Right of Way Easement in favor of Sharyland Water Supply Corporation as shown by instrument dated August 8, 2014, filed September 16, 2014 under Document Number 2014-2548618, Official Records of Hidalgo County, Texas.
- 12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Jeff Carr, dated February 2, 1955, recorded in Volume 168, Page 147, Oil and Gas Records of Hidalgo County, Texas.
- 13. Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of TXP Production Corp., dated December 13, 1977, recorded in Volume 429, Page 555 and dated April 27, 1983, recorded in Volume 429, Page 560, Oil and Gas Records, dated April 25, 1983, recorded in Volume 1862, Page 900, dated July 28, 1983, recorded in Volume 1883, Page 772 and dated September 27, 1983, recorded in Volume 1903, Page 251, Official Records of Hidalgo County, Texas.
- 14. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

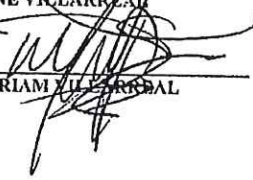
The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

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



 RENE VILLARREAL



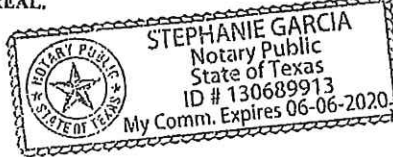
 MYRLAM VILLARREAL


(Acknowledgment)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on March 19, 2020 by RENE VILLARREAL.





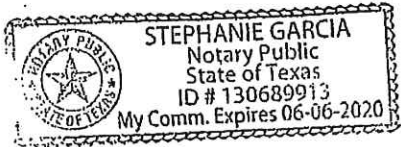
 NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on March 19, 2020, by MYRIAM VILLARREAL.



S. Garcia
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
AMANDA ESQUIVEL
3300 Northern Lights Ave.
Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No. 166255



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

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

Sewer

Precinct 1 2 3 **4**

T.J. Arredondo, CFM
Director of Planning

Application No: 01A

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: Ricardo R Salinas

Address: 2221 Daffodil Ave.
Weslaco, TX 78501

Phone: 956-9081

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

Water Supplier: Weslaco

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

Account/ESI No.: 01A
 Temporary Pole Permanent Service

regarding the land described as:

Valdovino Estates Phase II Subdivision 103 1-40

on July 27, 2021, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes 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;
- no 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 9-22-20);

(verified by Flor Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Sesin);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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

Precinct No. 1 Substation
1900 Joe Stephens Ave.
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

Sewer

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: *RICARDO R. SALINAS*

Address: *2221 DARTMOUTH AVE.*

MS. NILEW TX 78501

Phone: *956-682-9081 / 330-5642*

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

Caledonia Estates Ph. III Subdivision lots 1-40

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ricardo R. Salinas
Requesting Party (Signature)

7/14/21
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

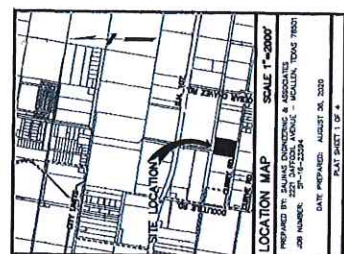
- Rent Receipt
- Affidavit
- Other (describe) *copy of subd. plat*

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

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

7-14-21
Date

Thor Seguin
County Official



LOCATION MAP
 PREPARED BY SAULS ENGINEERING & ASSOCIATES
 DATE: AUGUST 24, 2020
 SCALE: 1" = 2000'
 SHEET NO. 1 OF 4

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:
 CALEDONIA ESTATES SUBDIVISION PHASE III IS LOCATED 0.30 MILES FROM THE CITY LIMITS OF EDINBURG, TEXAS, AS SHOWN ON THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,000 AS PER THE 2010 CENSUS). CALEDONIA ESTATES SUBDIVISION, PHASE III, IS LOCATED WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECEDENT NO. 4.

INDEX SHEET OF CALEDONIA ESTATES SUBDIVISION PHASE III

SHEET 1	SHEET 2	SHEET 3	SHEET 4
---------	---------	---------	---------

SAULS ENGINEERING & ASSOC.
 (7-88745)-ENGINEER
 CONSULTING SURVEYOR
 2821 DAWFORD LANE, GALVESTON, TEXAS 77550
 (936) 682-9081 (936) 688-1459 (FAX)

WE, CALEDONIA ESTATES CORPORATION, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS CALEDONIA ESTATES SUBDIVISION PHASE III, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 202, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO R. SALINAS, JR. KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS INSTRUMENTED AND ACKNOWLEDGED TO ME AND HE HAS SIGNED AND SEALED THIS INSTRUMENT WITH HIS HAND AND SEAL OF OFFICE THIS 26th DAY OF AUGUST 2020.

CHAIRPERSON, PLANNING AND ZONING COMMISSION
 DATE: 10/15/2020
 APPROVED BY THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND APPROVED BY THE EDINBURG COUNTY COMMISSIONER ON 10/15/2020.

APPROVED BY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFYING THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION DISTRICT HAS NOT BEEN REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ON THIS PLAT ARE SUFFICIENT TO PROTECT THE DISTRICT FROM FLOODING. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

OWNER: CALEDONIA ESTATES CORPORATION, PHASE III, A TEXAS CORPORATION
 2221 DAWFORD AVE.
 EDINBURG, TEXAS 77501

STATE OF TEXAS
 COUNTY OF HIDALGO

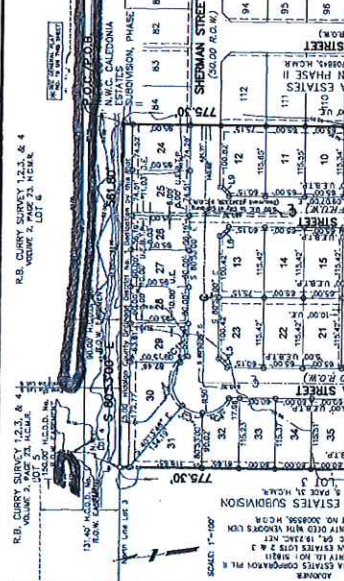
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO R. SALINAS, JR. KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS INSTRUMENTED AND ACKNOWLEDGED TO ME AND HE HAS SIGNED AND SEALED THIS INSTRUMENT WITH HIS HAND AND SEAL OF OFFICE THIS 26th DAY OF AUGUST 2020.

CHAIRPERSON, PLANNING AND ZONING COMMISSION
 DATE: 10/15/2020
 APPROVED BY THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND APPROVED BY THE EDINBURG COUNTY COMMISSIONER ON 10/15/2020.

APPROVED BY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFYING THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION DISTRICT HAS NOT BEEN REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ON THIS PLAT ARE SUFFICIENT TO PROTECT THE DISTRICT FROM FLOODING. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SAULS ENGINEERING & ASSOC.
 (7-88745)-ENGINEER
 CONSULTING SURVEYOR
 2821 DAWFORD LANE, GALVESTON, TEXAS 77550
 (936) 682-9081 (936) 688-1459 (FAX)



CALEDONIA ESTATES SUBDIVISION
 VOLUME 107-20
 LOT 20

CALEDONIA ESTATES SUBDIVISION
 VOLUME 107-21
 LOT 21

CALEDONIA ESTATES SUBDIVISION
 VOLUME 107-22
 LOT 22

ROOF OF WAY EASEMENT:
 BEING A 10.0 GROSS ACRES TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 4 MAP OF CALEDONIA ESTATES SUBDIVISION, PHASE III, AS SHOWN ON THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,000 AS PER THE 2010 CENSUS). CALEDONIA ESTATES SUBDIVISION, PHASE III, IS LOCATED WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECEDENT NO. 4.

APPROVED BY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFYING THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION DISTRICT HAS NOT BEEN REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ON THIS PLAT ARE SUFFICIENT TO PROTECT THE DISTRICT FROM FLOODING. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LOT DATA

LOT NO.	AREA (SQ. FT.)	AREA (SQ. AC.)
1	10,000.00	0.229561
2	10,000.00	0.229561
3	10,000.00	0.229561
4	10,000.00	0.229561
5	10,000.00	0.229561
6	10,000.00	0.229561
7	10,000.00	0.229561
8	10,000.00	0.229561
9	10,000.00	0.229561
10	10,000.00	0.229561
11	10,000.00	0.229561
12	10,000.00	0.229561
13	10,000.00	0.229561
14	10,000.00	0.229561
15	10,000.00	0.229561
16	10,000.00	0.229561
17	10,000.00	0.229561
18	10,000.00	0.229561
19	10,000.00	0.229561
20	10,000.00	0.229561
21	10,000.00	0.229561
22	10,000.00	0.229561
23	10,000.00	0.229561
24	10,000.00	0.229561
25	10,000.00	0.229561
26	10,000.00	0.229561
27	10,000.00	0.229561
28	10,000.00	0.229561
29	10,000.00	0.229561
30	10,000.00	0.229561
31	10,000.00	0.229561
32	10,000.00	0.229561
33	10,000.00	0.229561
34	10,000.00	0.229561
35	10,000.00	0.229561
36	10,000.00	0.229561

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.

ROOF OF WAY EASEMENT:
 BEING A 10.0 GROSS ACRES TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 4 MAP OF CALEDONIA ESTATES SUBDIVISION, PHASE III, AS SHOWN ON THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,000 AS PER THE 2010 CENSUS). CALEDONIA ESTATES SUBDIVISION, PHASE III, IS LOCATED WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECEDENT NO. 4.

APPROVED BY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFYING THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION DISTRICT HAS NOT BEEN REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ON THIS PLAT ARE SUFFICIENT TO PROTECT THE DISTRICT FROM FLOODING. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.